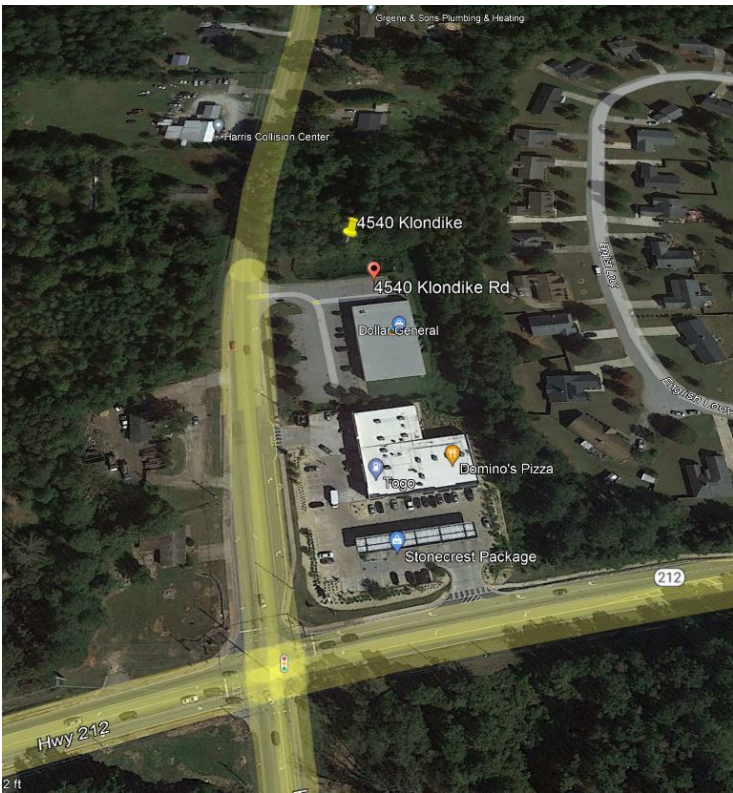


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$245,000
LOT SIZE:	1.48 Acres
PRICE / ACRE:	\$165,541
YEAR BUILT:	1935
ZONING:	C3
MARKET:	Atlanta MSA
SUBMARKET:	Lithonia
APN:	1611301012

PROPERTY OVERVIEW

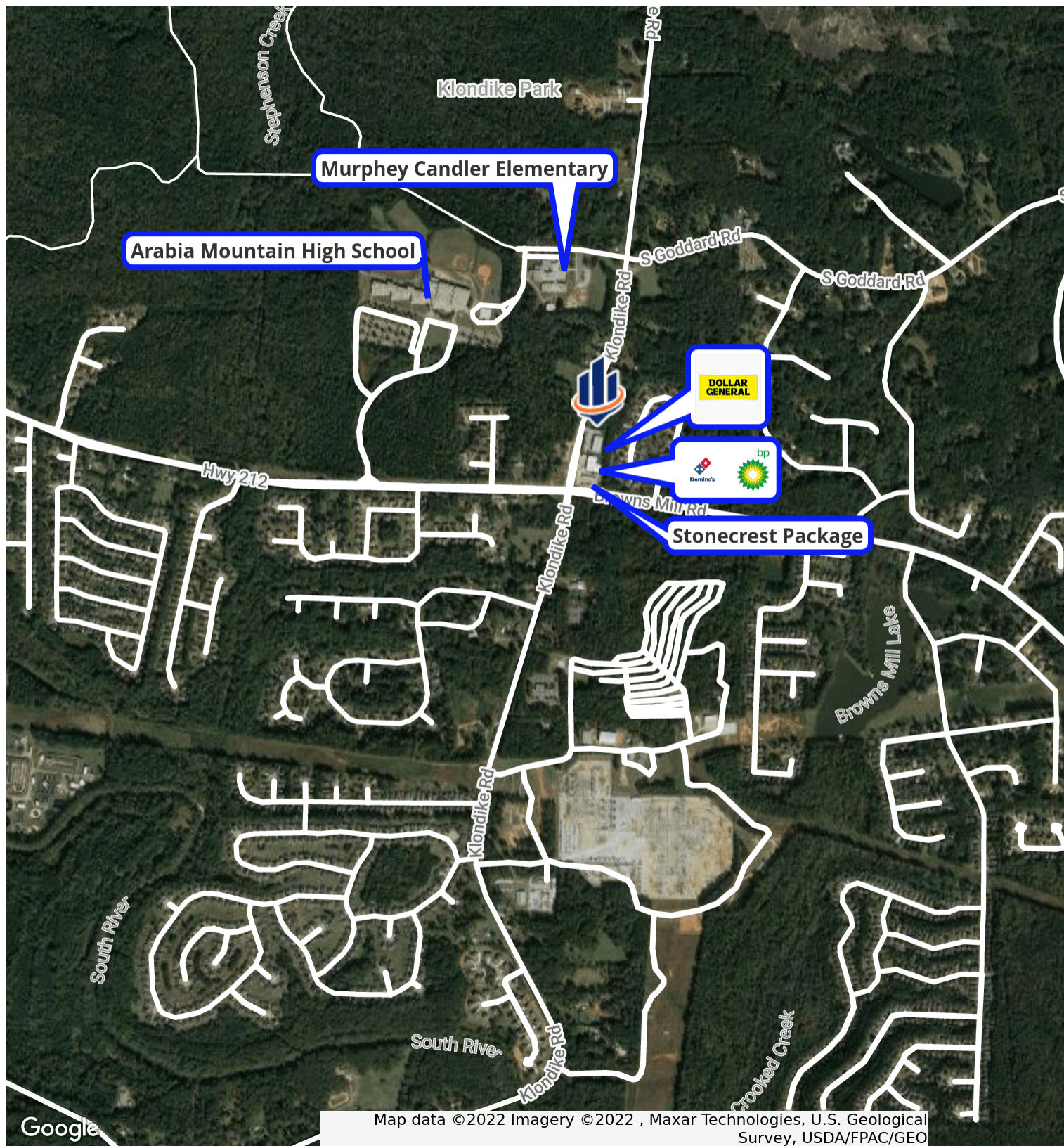
Jeff Hammond with SVN Creviston Realty Inc. is pleased to present for sale 4530 Klondike Rd. 1.48 acres zoned commercial. Great location with easy access to Highway I-20. Located next to the Dollar General and located near beautiful Klondike Park. Surrounded by suburban growth with a ton of development opportunity.

PROPERTY HIGHLIGHTS

- Near Highway I-20
- 1.48
- Excellent Development Opportunity
- Zoned Commercial

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GA #373135

RETAILER MAP



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ADVISOR BIO 1



JEFF HAMMOND, MPA

Principal

jhammond@svn.com

Direct: 210.889.6819 | **Cell:** 210.889.6819

GA #373135

PROFESSIONAL BACKGROUND

Jeff Hammond has over 20 years' experience in the sale, investment, development and property management of commercial and residential real estate. He has a strong entrepreneurial drive and focuses on the bottom-line while being ever mindful of providing stellar service to clients.

Jeff gained his early business experience with UPS, the global leader in logistics, packaging & specialized transportation. Here he made significant contributions as a 'change agent' improving efficiencies, reducing costs & driving quality.

Jeff's commercial real estate sales and marketing expertise lie in his ability to build strong client relationships, ensure quality service and negotiate the best terms possible to close transactions. Jeff's colleagues recognize his entrepreneurial spirit and refer to him as 'The Bulldog' and 'Mr. Networker'. These unique skill sets have enabled him to become a top performer in marketing commercial real estate and a leader in the sale of office, retail and industrial space.

Jeff is an active member of numerous real estate associations, is a CCIM Candidate, and was elected as the 2013 President of the St. Charles Real Estate Association in St. Charles, MO. Member of the Million Dollar Brokers - ACBR and Top 100 Brokers for SVN. He has sold over \$41Million in commercial real estate in the since 2017.

EDUCATION

University of North Carolina Charlotte

• Bachelor's in Political Science • Master of Public Administration

Professional Affiliations:

- * Atlanta Board of Realtors
- Mike Lipsey School of Real Estate
- Dale Carnegie School of Excellence
- Andrew Lacey Group Real Estate Coaching
- Over 1,000 hours in real estate classroom training

MEMBERSHIPS

Licensed Real Estate Broker in Georgia, Florida, Missouri and Illinois Professional with over 20 years helping clients with their Commercial Real Estate needs.

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