

# 2987 Buford Hwy NE Industrial Property For Sale

Atlanta, GA 30329



## Property Description

Excellent owner-user or investment opportunity in the City of Brookhaven. This ±4,000 SF masonry building offers prime visibility along Buford Highway with over 30,000 vehicles per day and views of the Peachtree Creek Greenway. Currently operating as a laundromat, the property is ideal for a variety of retail, service, or light industrial uses. Located just off N. Druid Hills Rd and around the corner from "Northbend," a \$605 million, 30-acre mixed-use development, this site is perfectly positioned for long-term growth, strong demographics, and outstanding exposure. Available for sale or lease.

## Property Highlights

- Zoned for Light Industrial
- Approximately 21K VPD on Buford Highway
- Backs up to Peachtree Creek Greenway
- Billboard is not included in the sale
- Just around the corner from the \$605 Million, 30 Acre Development "Northbend".

## OFFERING SUMMARY

Sale Price:	\$1,000,000
Number of Units:	1
Lot Size:	0.6 Acres

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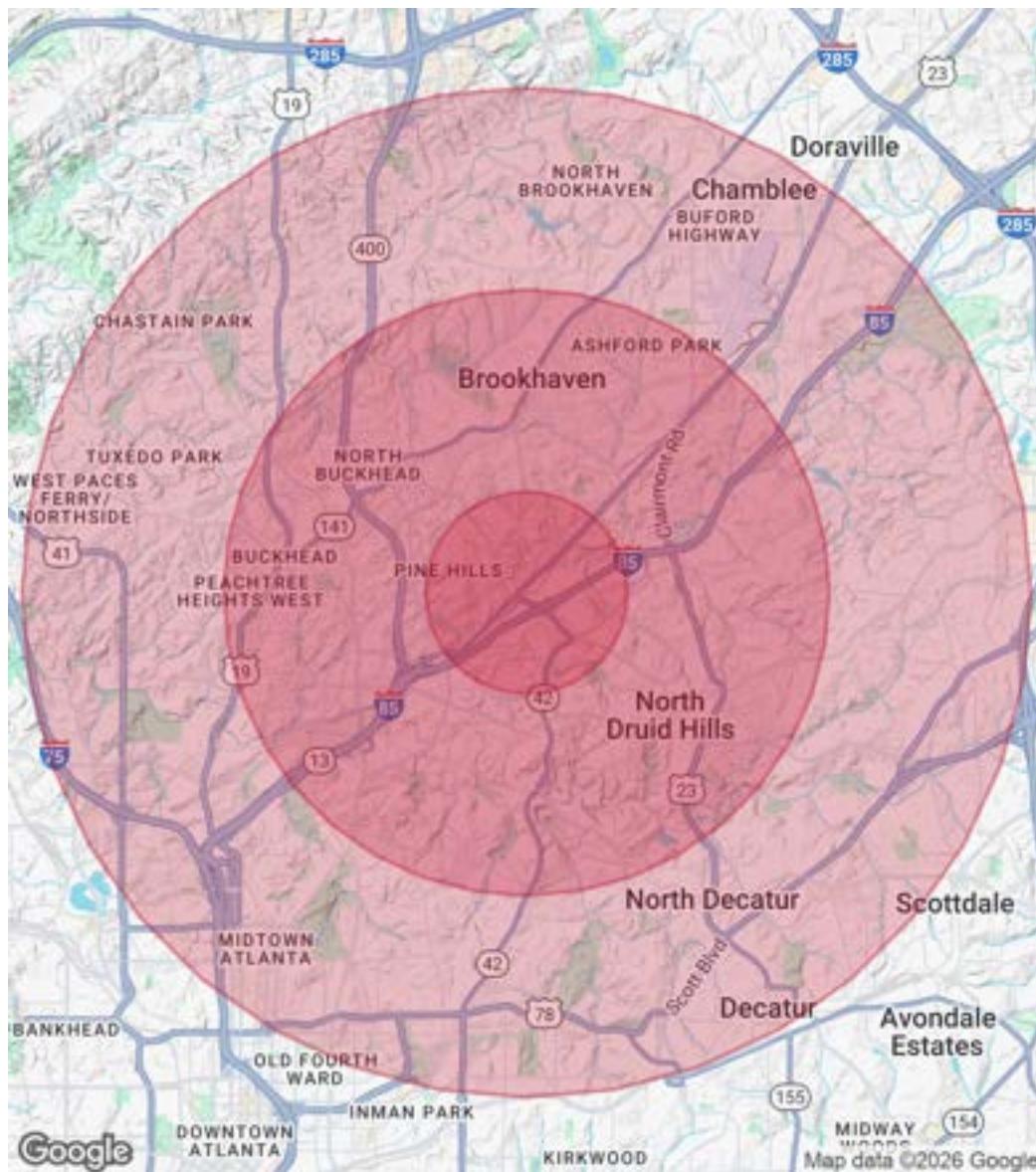
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,085	162,090	341,750
Average Age	36	38	38
Average Age (Male)	37	38	38
Average Age (Female)	36	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,992	79,739	163,370
# of Persons per HH	2	2	2.1
Average HH Income	\$133,347	\$153,274	\$165,802
Average House Value	\$642,407	\$740,505	\$764,802

### *Demographics data derived from AlphaMap*



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