

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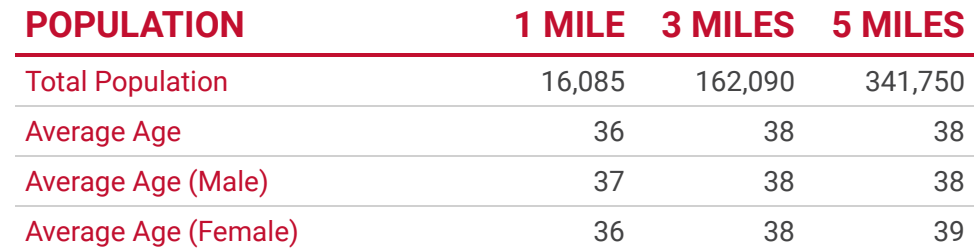
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HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,992	79,739	163,370
# of Persons per HH	2	2	2.1
Average HH Income	\$133,347	\$153,274	\$165,802
Average House Value	\$642,407	\$740,505	\$764,802

This map illustrates the drive time zones around Brookhaven, Georgia. Three concentric red circles represent the 10, 20, and 30-minute drive time zones. The innermost circle (10 minutes) is centered on Brookhaven. The middle circle (20 minutes) extends to areas like North Decatur and Decatur. The outermost circle (30 minutes) covers a large area including Chamblee, Doraville, and parts of the surrounding region. Major highways such as I-75, I-85, I-285, and US-19 are shown. Other labeled areas include Chastain Park, Tuxedo Park, West Paces Ferry/Northside, Buckhead, Peachtree Heights West, Pine Hills, North Druid Hills, North Decatur, Decatur, Avondale Estates, Midtown Atlanta, Old Fourth Ward, Inman Park, Kirkwood, and Downtown Atlanta.

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