

FOR SALE

325

MOUNT VERNON HIGHWAY

SANDY SPRINGS, GA

FOR SALE: \$3,000,000



Availability

5,088 SF

Free-standing
bank branch

1.07 Acre Lot

Based on Aug, 2000
survey and minus the
13,874 sf the City took for
road widening.

Abundant Space

4 private offices, several
restrooms, and open
space for workstations

Great Parking

Estimated 32 surface
parking spaces or 6.3
space per 1000 SF

Fantastic location

Only one block from
City Springs

Great Condition

Built in 1972

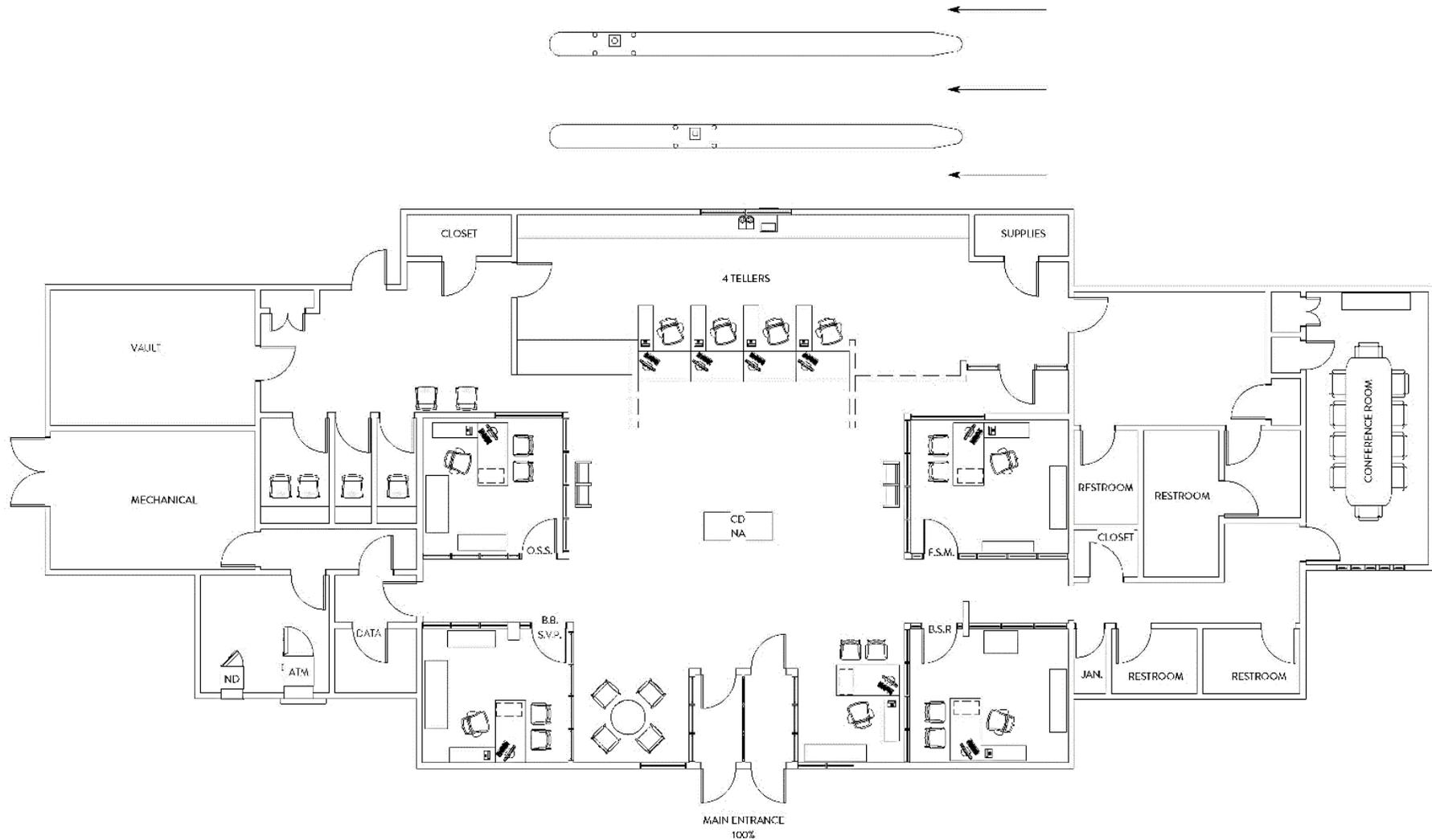
NRC- Neighborhood Retail Commercial

3 Drive-thru lanes

Road Widening
City of Sandy Springs
estimates it will complete the
Mt. Vernon Highway road
widening by August, 2024



Floorplan

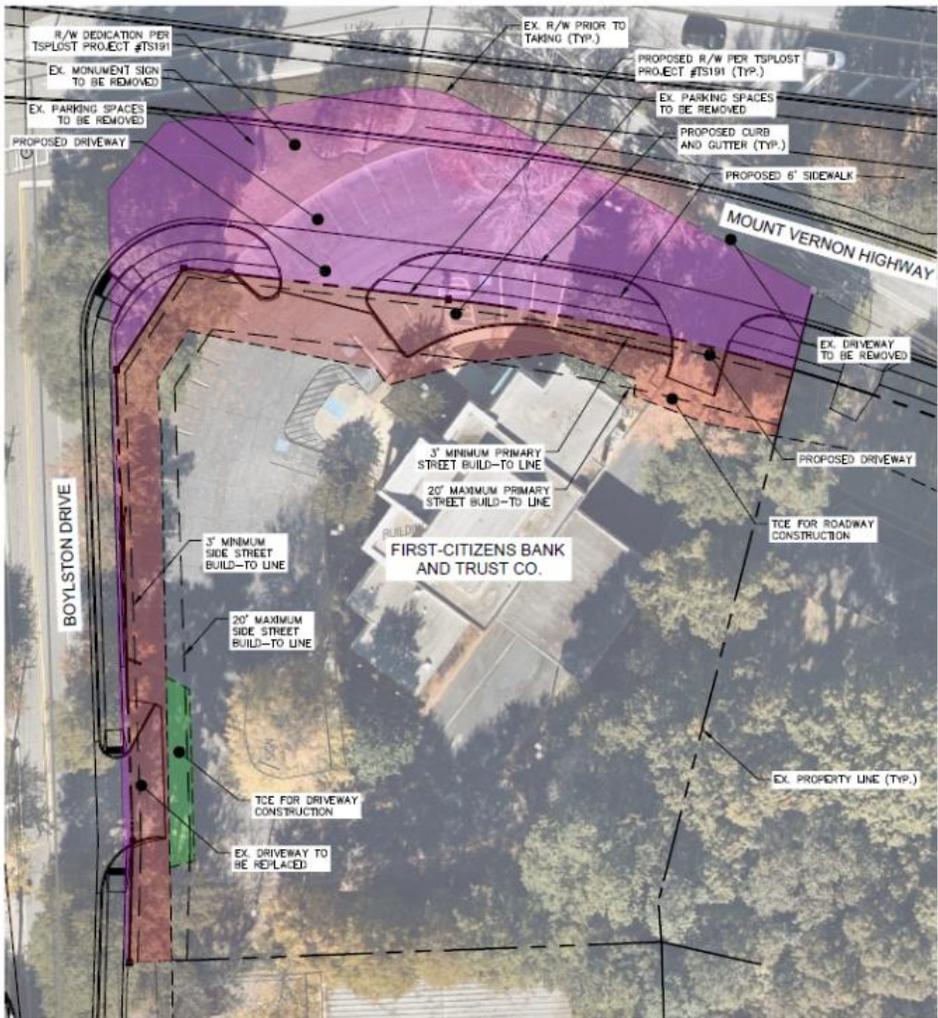


Property Photos

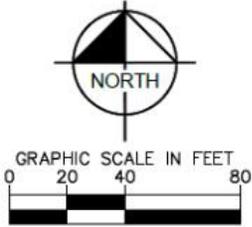


Exhibit B

EXHIBIT 'B'

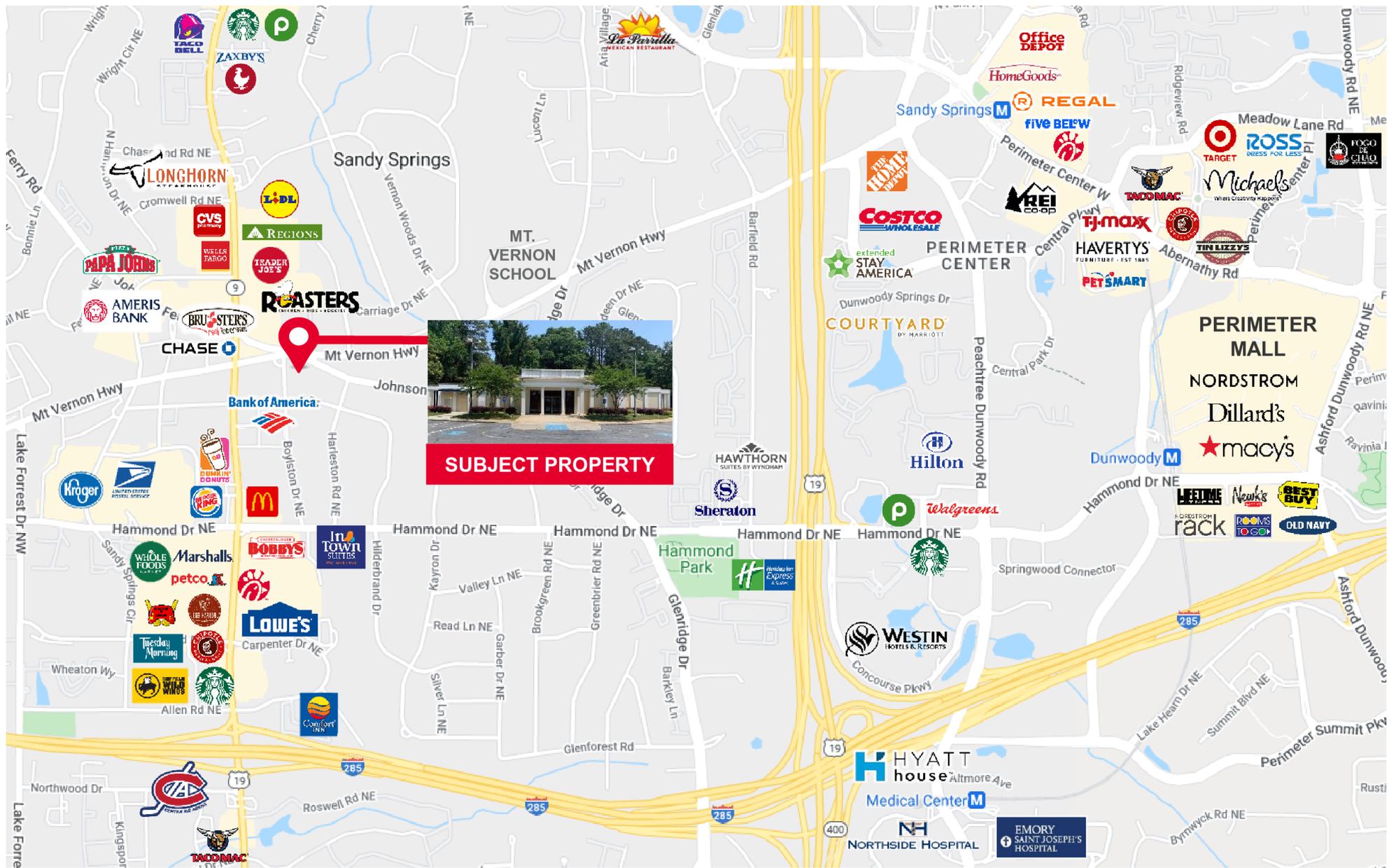


SITE LEGEND	
	PROPOSED RIGHT-OF-WAY
	TEMPORARY CONSTRUCTION EASEMENT FOR ROADWAY
	TEMPORARY CONSTRUCTION EASEMENT FOR DRIVES
	RIGHT-OF-WAY DEDICATION



<small> 8200 BALDWIN AVE., SUITE 200, HUNTER, NC 27099 401 PATTERSON STREET, SUITE 200, WYOMING, NC 27099 WWW.KIMLEY-HORN.COM </small>	
<small> HSA PROJECT 011/23/2021 </small>	<small> DATE 11/23/2021 </small>
<small> SCALE AND DRAWN DRAWN BY: JCP </small>	<small> CHECKED BY: JCP </small>
SITE IMPACT AERIAL EXHIBIT	
325 MOUNT VERNON HIGHWAY PREPARED FOR FIRST CITIZENS BANK SANDY SPRINGS, GA	
EXHIBIT EX-2.0	

Location



Demographics

	2 mile	5 mile	10 mile
2023 Population	48,797	231,137	1,012,277
2028 Projected Population	50,288	234,517	1,027,266
2023 Households	22,973	103,848	435,372
2028 Households	23,729	105,349	441,993
Avg. Household Income	\$139,511	\$145,363	\$127,255
Median Age	39.6	39.8	38.4
Daytime Employment (No. of employees)	76,430	197,036	867,158
Total Specified Consumer Spending	\$852.8M	\$4.1B	\$15.5B

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Contact

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