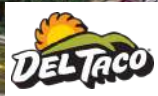


FOR SALE

\$409,000

190,000 AADT

INTERSTATE
285



LAVISTA ROAD

25,400 AADT

NORTHLAKE PKWY



SUBJECT PROPERTY



Angie Ponsell
KW Commercial First Atlanta
License No #248030
(404) 226-2002
angieponsell@kwcommercial.com

Versatile Office Space in Tucker

2119 Vista Dale Road, Tucker, GA 30084



Each Office Is Independently
Owned and Operated.

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Exclusively Listed by:

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Executive Summary

2119 Vista Dale Road, Tucker, GA 30084

Property Overview

This 1,970-square-foot property, built in 1962, sits on a 0.4-acre lot in Tucker, GA. Zoned OI (Office Institutional), the building is currently designated for office use and includes a carport. The split-level ranch layout offers ideal live/work potential, featuring a sunroom, two offices, and two full baths upstairs; an office, kitchen, and sunroom on the main level; plus two additional offices downstairs with a stubbed bath. Its manageable size and flexible floor plan make it well-suited for small to mid-sized professional operations.

Property Details

Price	\$409,000
Address	2119 Vista Dale Road
City, State, Zip Code	Tucker, GA 30084
Property Type	Commercial (Current Use: Office)
Zoning	OI (Office Institutional)
Lot Size	0.4 Acres
Building Size	1,970 SF
Year Built	1962
Parking	Carport + Onsite Parking
Type	Freestanding Office Building

Ideal Uses for the Property

- Medical, dental, or counseling office
- Law firm, CPA, or consulting practice
- Real estate or insurance brokerage
- Creative studio or boutique professional firm
- Owner-occupied headquarters with potential to sublet excess space

Investment Highlights

Neighborhood Appeal

Tucker is a rapidly revitalizing community in DeKalb County, just 15 miles northeast of Downtown Atlanta. The property's location within a residential-style commercial corridor offers both privacy and accessibility, making it attractive to businesses seeking a neighborhood environment.

Strategic Connectivity

With proximity to I-285, Lawrenceville Highway (US-29), and Northlake Parkway, the property provides excellent connectivity for clients, employees, and commuting traffic.

Growth Potential

As Tucker continues its revitalization and growth, the area presents long-term opportunities for small to mid-sized businesses to thrive in a stable and well-connected market.





Property Photos

2119 Vista Dale Road, Tucker, GA 30084



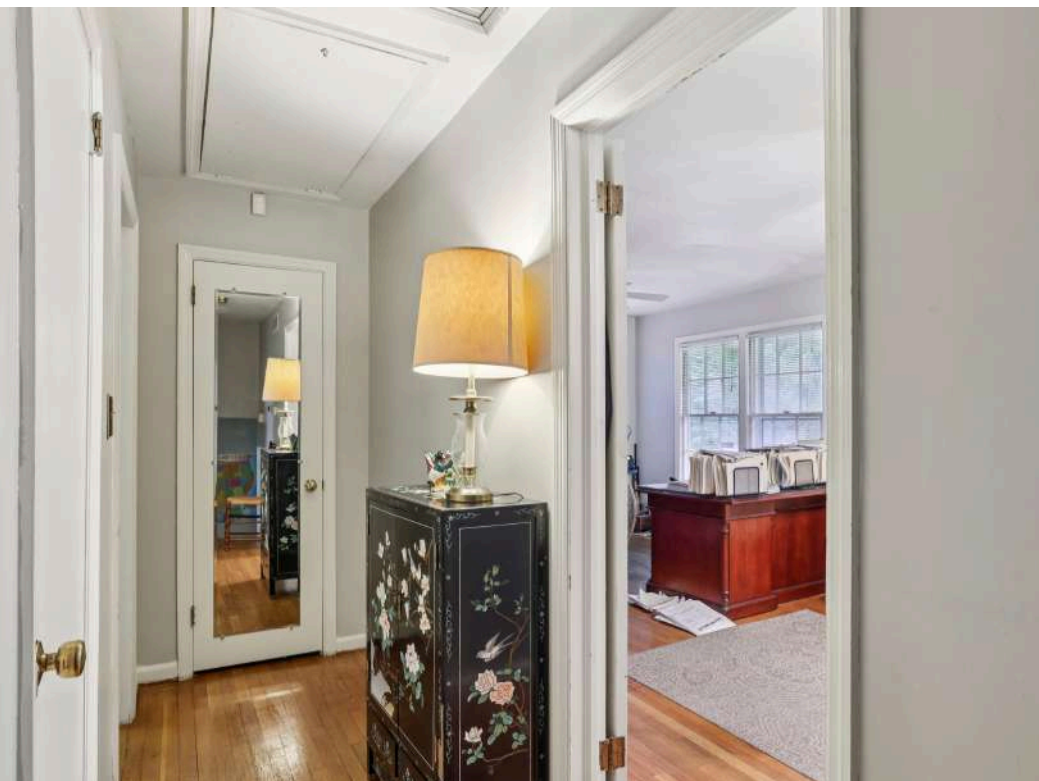










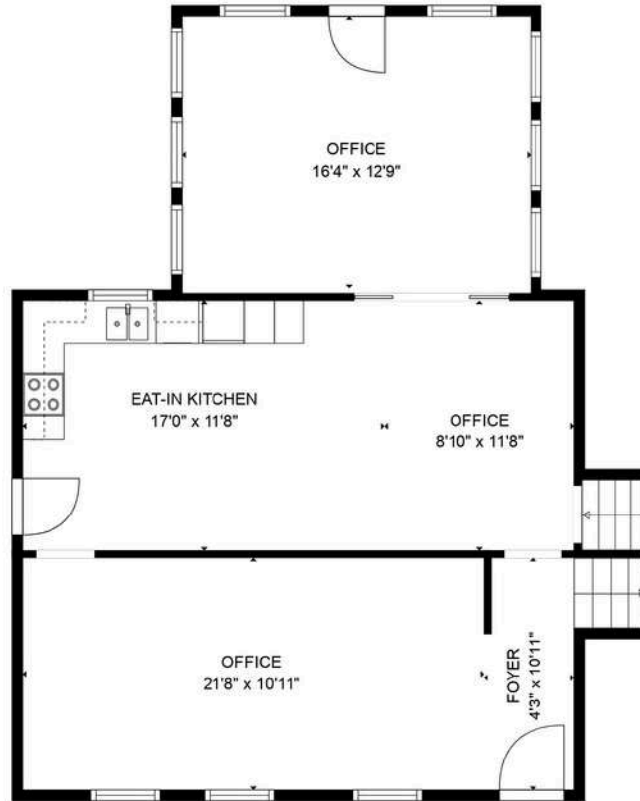




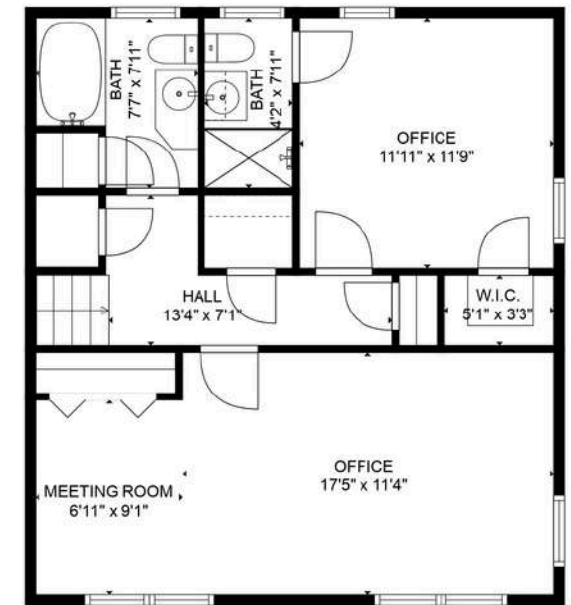
Floor Plan



FLOOR 1



FLOOR 2

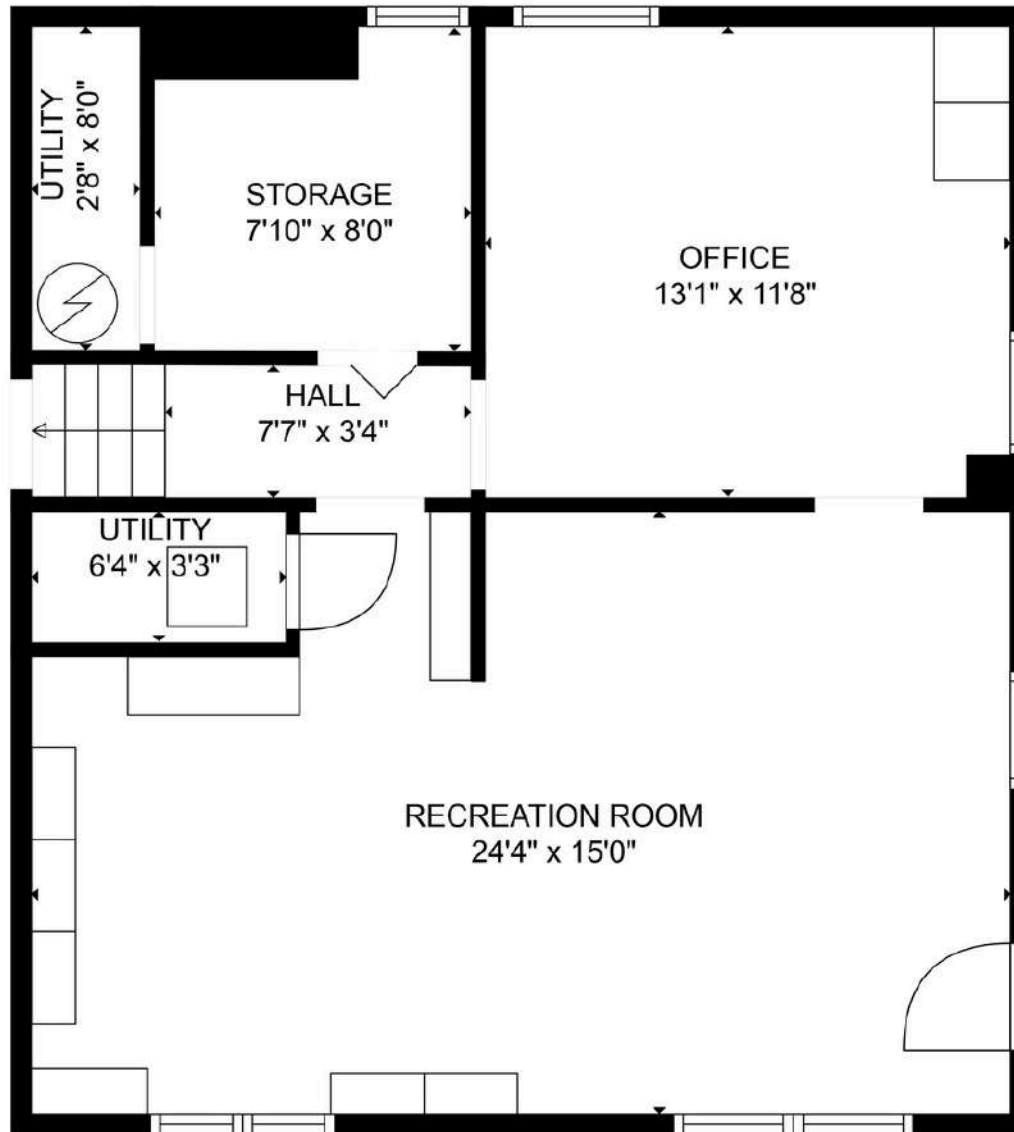


FLOOR 3

TOTAL: 2040 sq. ft
 BELOW GROUND: 548 sq. ft, FLOOR 2: 835 sq. ft, FLOOR 3: 657 sq. ft
 EXCLUDED AREAS: UTILITY: 45 sq. ft, STORAGE: 64 sq. ft
 WALLS: 170 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

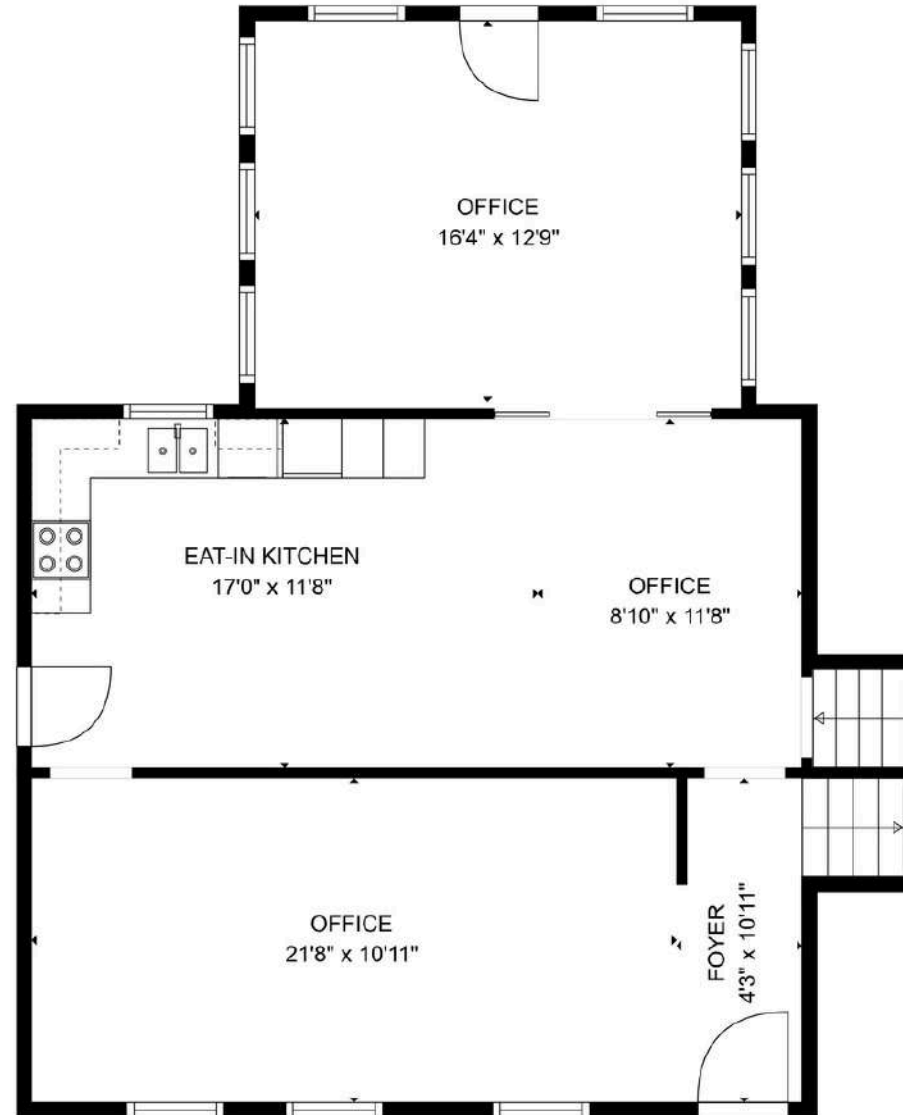
Floor Plan



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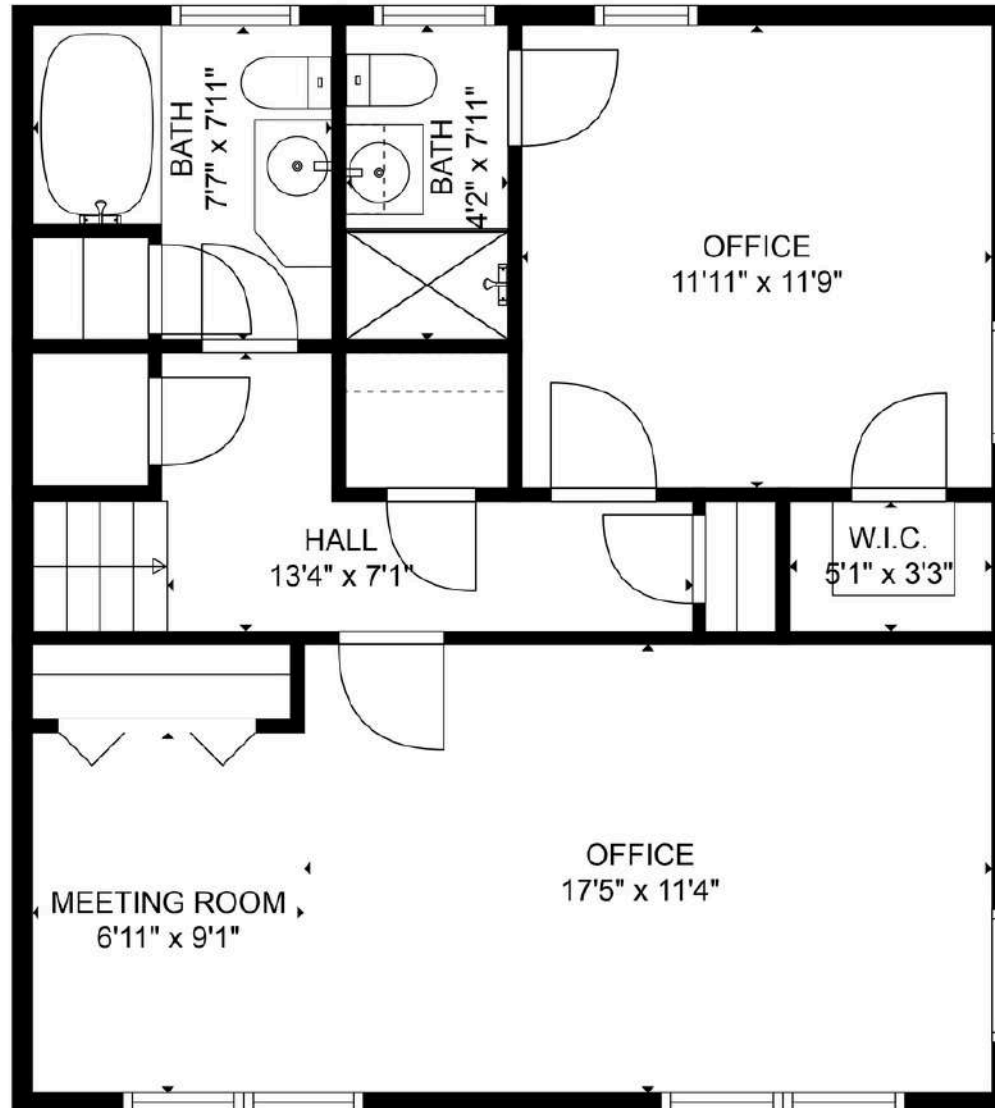
Floor Plan



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Aerial Overview

2119 Vista Dale Road, Tucker, GA 30084



Waffle House IHOP Checkers
Tucker Meridian
SPROUTS FARMERS MARKET ROSS DRESS FOR LESS
HOBBY LOBBY DICK'S SPORTING GOODS

Northlake Mall
Foot Locker
Macy's

190,000 AADT

25,400 AADT

Briarcliff Village
Michael's T.J. Maxx
Publix SUBWAY
Panda Express Chipotle
Dollar Tree Orangetheory Fitness

Northlake Urgent Care

220,790 AADT

Starbucks Del Taco

Mavis Discount Tire

Popeyes

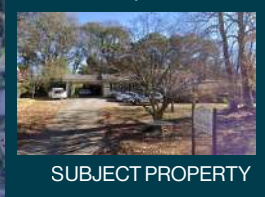
Quik Clinic

Kroger Dunkin'

Northlake Square
Mellow Mushroom T-Mobile Aldi
Great Clips Best Buy

11,300 AADT

Target CVS Pharmacy

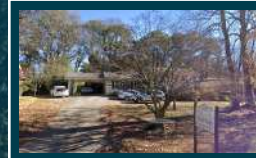


Northlake Festival
Five Guys Jason's Deli
Chick-fil-A PetSmart
Verizon SouthState

LAIFITNESS

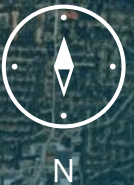


Tucker



SUBJECT PROPERTY

Downtown Atlanta
🚗 32 min
22.2 miles | 190,000 AADT



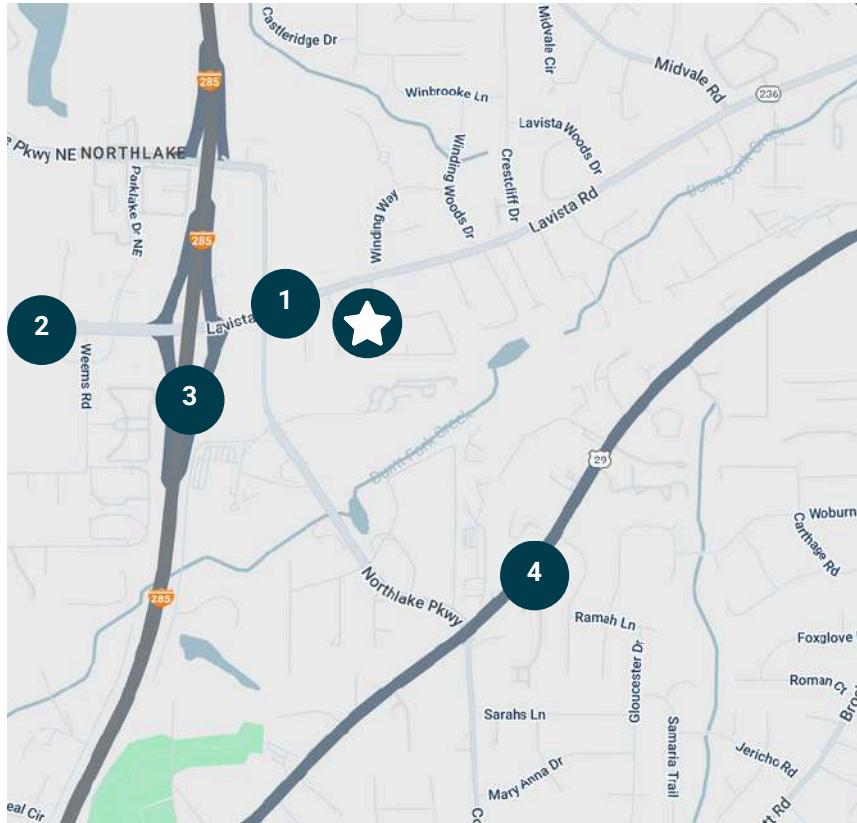


Traffic Count & Demographic Report

2119 Vista Dale Road, Tucker, GA 30084

Traffic Count

No	Road/Highway	Type	Segment/Location	AADT (Vehicles per Day)
1	LaVista Rd (SR 236)	Arterial	Near I-285 Exit 37 (at Northlake Square, ~4135 LaVista Rd)	25,400
2	I-285	Interstate	Near Exit 37 (LaVista Rd interchange, Tucker/Northlake area)	220,790
3	I-285	Interstate	Between Exits 43-44 (south of Tucker)	190,00
4	Lawrenceville Hwy (US 29/SR 8)	Arterial	Southwest of LaVista Rd intersection (near Oswood Dr)	25,300 (SW) / 24,600 (NE)
5	Lawrenceville Hwy (US 29/SR 8)	Arterial	Near 4260 Lawrenceville Hwy	23,057
6	I-75/I-85 (Downtown Connector)	Interstate	Near Ted Turner Dr (Downtown Atlanta)	373,000
7	Peachtree St	Arterial	Near Peachtree Center (Downtown Atlanta)	17,200
8	Piedmont Ave	Arterial	Near Civic Center (Downtown Atlanta)	16,800



Demographic Report

Metric	1-Mile Radius	3-Mile Radius	5-Mile Radius
2024 Total Population	3,500 (est.)	20,000 (est.)	37,224
2029 Population	3,535 (est.)	20,200 (est.)	37,600 (est.)
Pop Growth 2024-2029	+1.0% (est.)	+1.0% (est.)	+1.01%
Average Age	43.3	43.3	43.3
2024 Total Households	1,400 (est.)	7,800 (est.)	14,419
HH Growth 2024-2029	+1.3% (est.)	+1.3% (est.)	+1.37%
Median Household Income	\$80,000 (est.)	\$78,000 (est.)	\$65,375
Avg Household Size	2.5 (est.)	2.5 (est.)	2.4
2024 Avg HH Vehicles	2.0 (est.)	2.0 (est.)	2.0
Median Home Value	\$350,000 (est.)	\$375,000 (est.)	\$392,964
Median Year Built	1962 (est.)	1970 (est.)	1980



Location Overview

2119 Vista Dale Road, Tucker, GA 30084

About Tucker, Georgia

Tucker is a thriving, community-oriented city strategically located within DeKalb County, northeast of Atlanta's core. Positioned near the I-285 perimeter and with easy access to major arteries like I-85, US-78, and Lawrenceville Highway, Tucker serves as a vital residential and commercial hub within the dynamic Atlanta metropolitan region. While it leverages the world-class infrastructure of the larger metro (including proximity to Hartsfield-Jackson Airport and freight networks), Tucker maintains its distinct suburban character with a walkable downtown, established neighborhoods, and accessible green spaces like Henderson Park and Kelley Cofer Park. Its incorporation as a city in 2016 has empowered focused local governance and strategic community development.

Tucker's economy is diverse, blending local entrepreneurship, essential services, healthcare, logistics, and light industry. It features a mix of small and medium-sized businesses, retail centers along Lawrenceville Highway and Main Street, medical offices, and light industrial/manufacturing operations, particularly near the Stone Mountain Industrial Park. Key employers include DeKalb County School District facilities, Tucker Summit CID businesses, healthcare providers like Emory at Tucker, and a growing base of local professional services firms. This diversity fosters stable demand for well-located retail, office, and light industrial real estate. With its strong sense of community, strategic location offering suburban affordability within the metro, and ongoing revitalization efforts in its historic downtown, Tucker attracts investment in residential development, neighborhood retail, and adaptive reuse projects. Proactive local leadership, a focus on quality of life, and connectivity position Tucker for sustainable growth as a desirable suburban node.



Business Travel Potential in Tucker, Georgia

Tucker serves as a strategic and accessible base for business travel within the greater Atlanta region. Its prime location just inside the I-285 perimeter, minutes from major interstates (I-85, I-285) and key employment centers like Decatur, Northlake, and Peachtree Corners, makes it an efficient and often more affordable alternative to staying in downtown or Midtown Atlanta.

While not hosting Fortune 500 HQs itself, Tucker benefits from proximity to Atlanta's major corporations and institutions. Business travelers needing access to clients or offices in the northeastern quadrant of the metro area, or those attending events at nearby venues like the Tucker-Reid H. Cofer Library meeting spaces or facilities in neighboring cities, find Tucker's location advantageous. Its hotels cater to cost-conscious corporate travelers, consultants, and project teams seeking value without sacrificing connectivity. Tucker's business travel drivers include:

- Local Business Operations: Visiting vendors, clients, and partners of Tucker's own diverse business base (logistics firms, healthcare providers, manufacturers, professional services).
- Regional Access: Serving as a convenient lodging hub for travelers with business across multiple northeastern metro locations (e.g., Emory University/CDC, CDC Chamblee campus, Peachtree Corners tech companies, Northlake office parks).
- Affordability & Convenience: Offering competitive hotel rates, ample free parking, and easier highway access compared to the urban core, reducing commute times to many business destinations.
- Support Services: Providing essential services like dining, local meeting spaces, and coworking options (e.g., The Plaza at Tucker Center) for mobile professionals and smaller corporate gatherings.

With straightforward access via major highways and MARTA's Indian Creek Station nearby, Tucker efficiently supports professionals conducting business across the northeastern Atlanta suburbs and beyond.



Discover Tucker, Georgia's Economic Reach and Community Innovation

Tucker, Georgia, has a strong and diverse economy thanks to its strategic location in the Atlanta metropolitan area. The city's greatest advantage is its connectivity, with immediate access to I-285. This gives businesses a direct route to Hartsfield-Jackson Airport, the Port of Savannah, and all major employment centers in the metro area. This makes Tucker an ideal location for logistics, distribution centers, and regional offices.

Tucker's economy is supported by a mix of key sectors:

- **Local Commerce & Services:** A vibrant downtown and business corridors support a variety of retailers, restaurants, and other services.
- **Light Industry & Logistics:** The city's proximity to I-285 makes it a hub for warehousing, manufacturing, and distribution.
- **Healthcare:** A growing number of medical offices and close access to major hospital systems.
- **Education & Public Services:** A strong presence of DeKalb County School District facilities and administrative functions.

The City of Tucker is actively promoting economic development through partnerships and initiatives that focus on downtown revitalization, supporting local businesses, and attracting new, high-quality projects. Additionally, the city is investing in infrastructure and public spaces to improve quality of life, which helps attract both residents and businesses.

For businesses and developers, Tucker offers affordability, lower operational costs compared to the urban core, strategic access for logistics, and a stable community. This combination of accessibility, character, and proactive leadership makes Tucker a great choice for sustainable growth in the Atlanta region.



SPROUTS FARMERS MARKET
HOBBY LOBBY
ROSS DRESS FOR LESS
DICK'S SPORTING GOODS

INTERSTATE
285

190,000 AADT



Waffle House
IHOP
Checkers
Coke
White Castle



LAVISTA ROAD

25,400 AADT



SUBJECT PROPERTY

NORTHLAKE PKWY



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