



3701 FLAT SHOALS ROAD

DECATUR, GA
30034

Land For Sale
1+/- Acre

BRIAN BRATTON, SIOR

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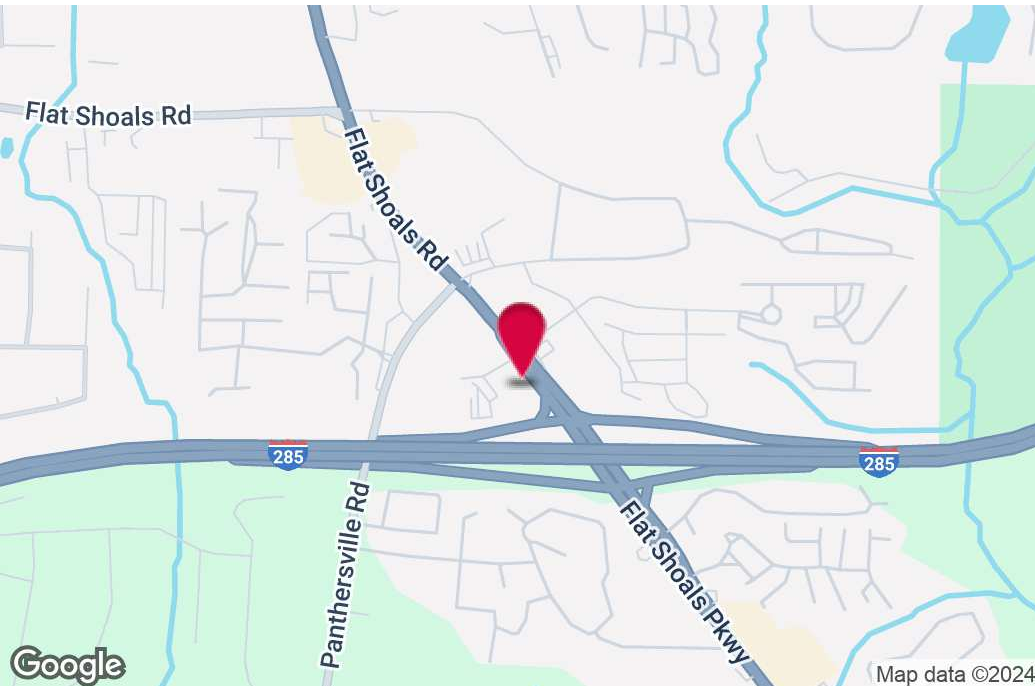
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FOR SALE
1+/- ACRE



PROPERTY HIGHLIGHTS

- Corner Lot
- Level Grade
- Zoned C-1
- Flat Shoals Traffic Count 40,000+/- Cars Per Day
- I-285 Traffic Count 140,000 Cars Per Day

OFFERING SUMMARY

Lot Size:	1 Acres
Zoning:	C1

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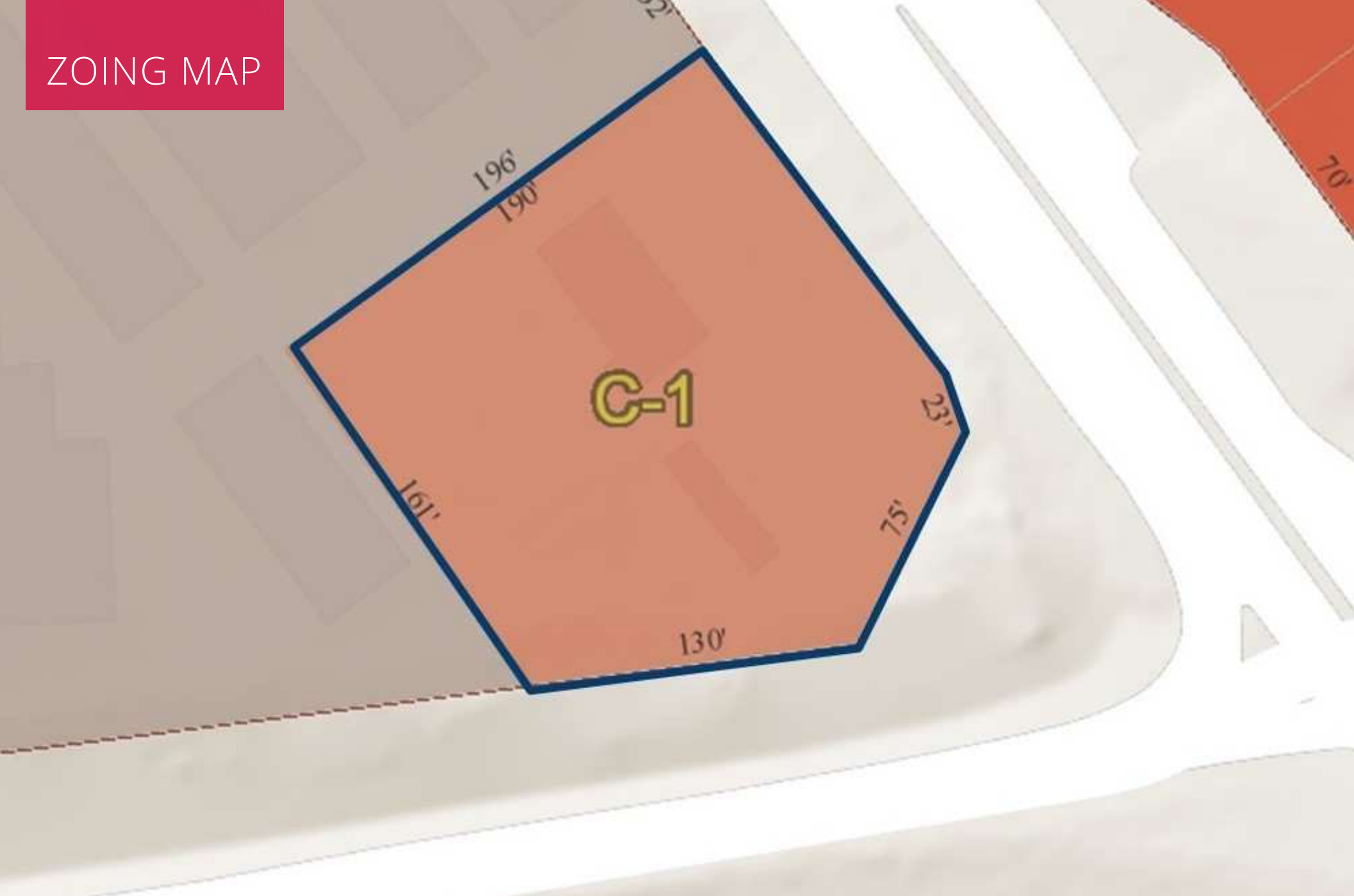
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ZOING MAP



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TOPO MAP



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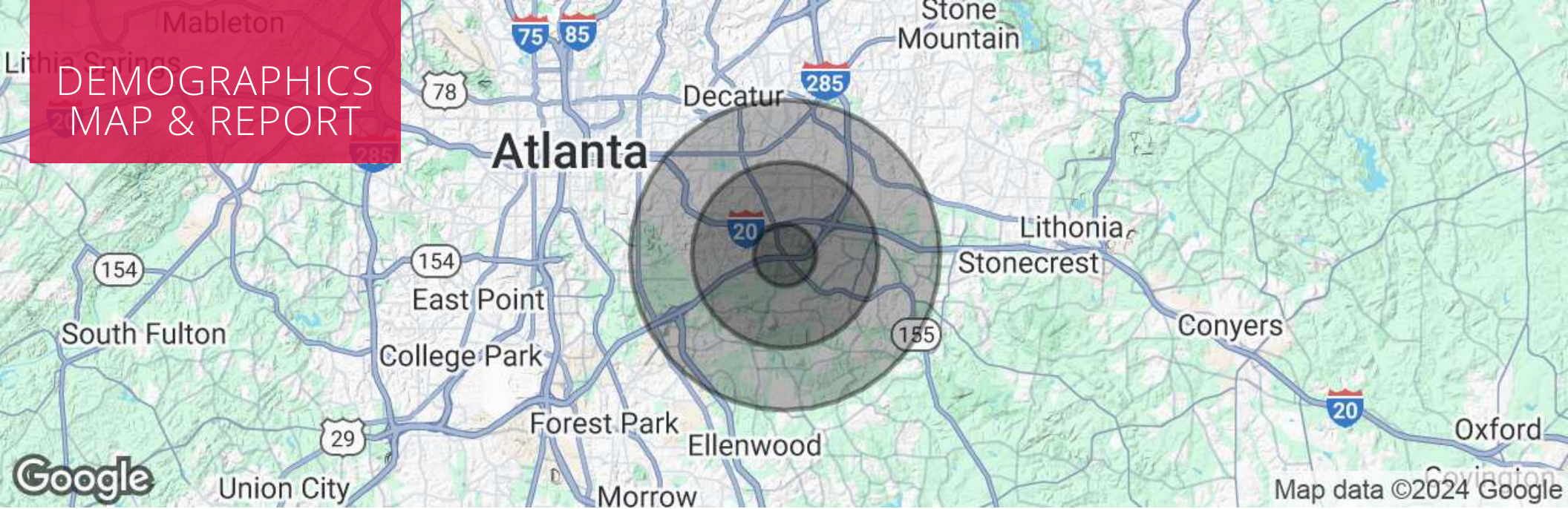
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,531	73,042	185,482
Average Age	31.4	35.8	35.3
Average Age (Male)	28.6	33.8	33.4
Average Age (Female)	33.7	37.7	37.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,232	26,330	67,544
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$47,446	\$50,699	\$55,718
Average House Value	\$178,743	\$171,699	\$198,443

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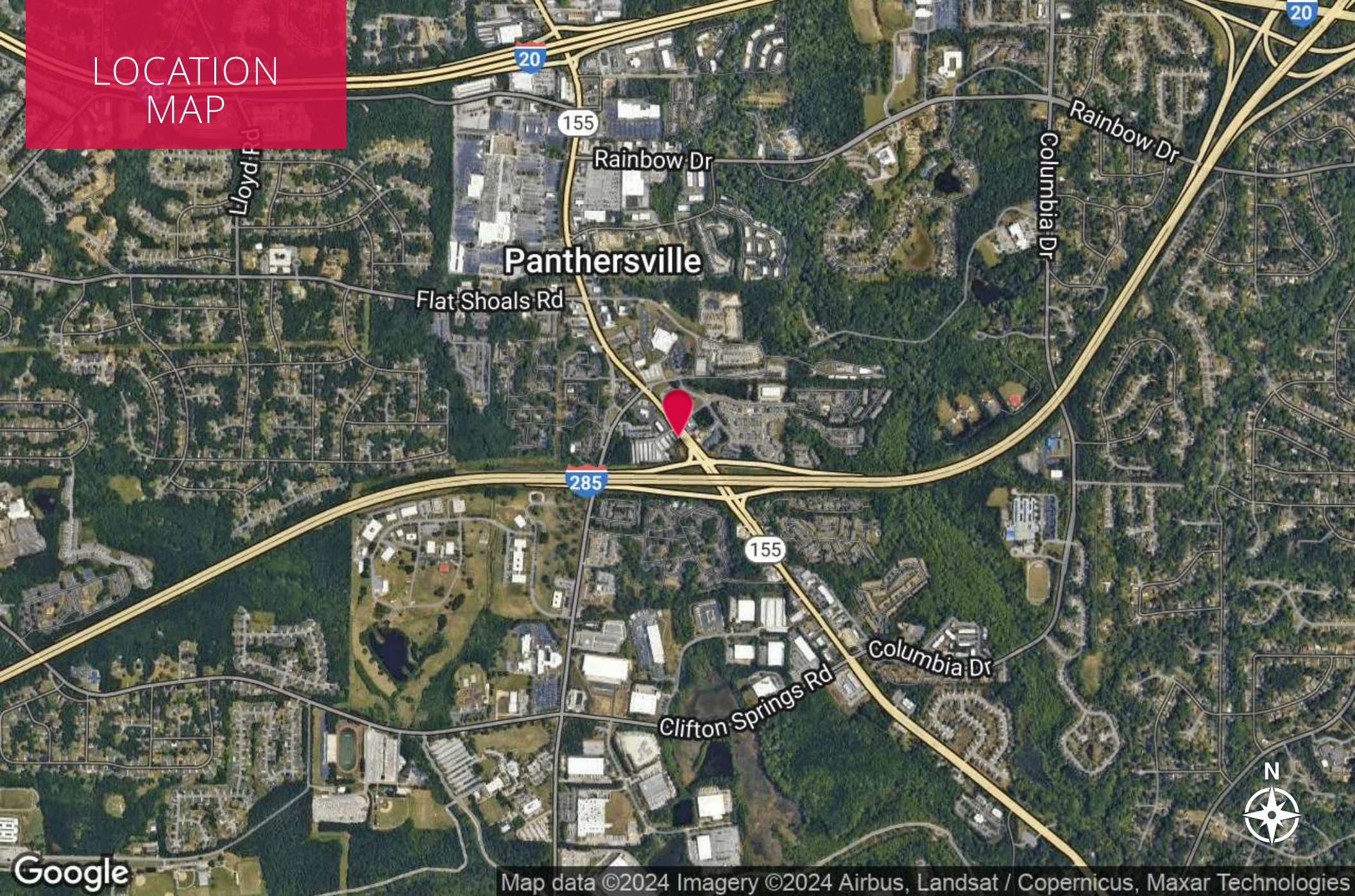
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LOCATION MAP



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EXCLUSIVELY LISTED BY:

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