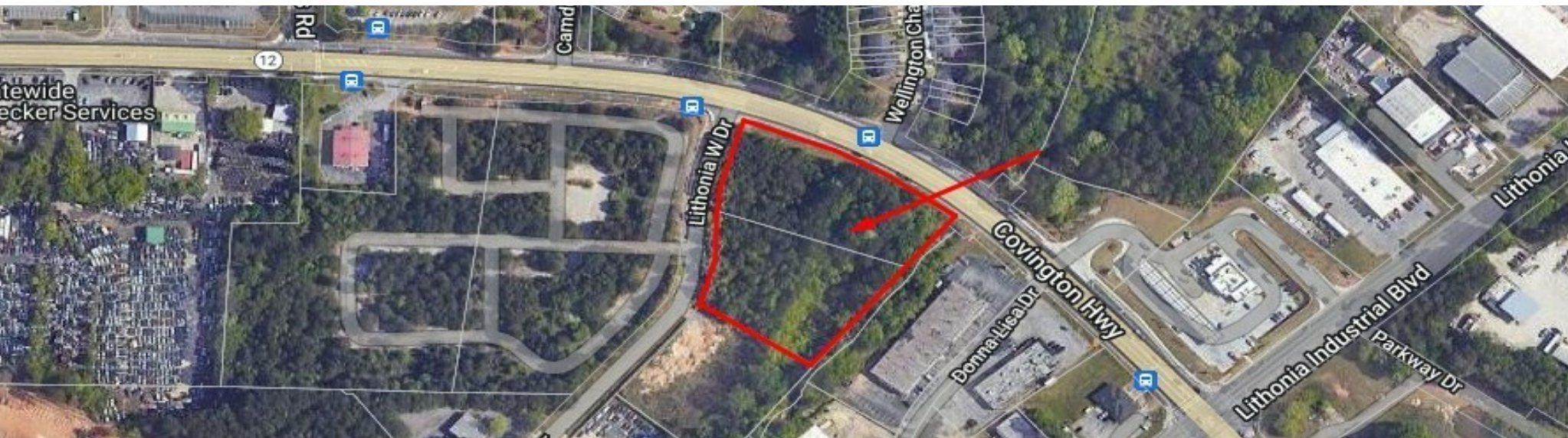


CORNER LOT | Covington Hwy Frontage

7129 Covington Hwy, Lithonia, GA 30058



Property Description

Incredible development opportunity on combined 3.3+/- acres unimproved commercial (C-2) land at the corner of highly trafficked Covington Highway and Lithonia West Drive. 442' +/- road frontage on Covington Highway. 402' +/- frontage on Lithonia West Drive. Highly visible corner, level lot suitable for retail, self-storage (including outdoor), office, industrial, automotive, communication and housing & lodging. 2 parcels - 7129 & 7137 Covington Highway sold together. All utilities are available subject to independent verification.

Property Highlights

- High visibility
- Corner lot
- Zoned C2
- 442' frontage along Covington Highway
- Traffic Count: 23,400 VPD (GDOT)

OFFERING SUMMARY

Sale Price:	\$900,000
Lot Size:	3.3 AC
Zoning	C2

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WIDESPREAD
COMMERCIAL GROUP

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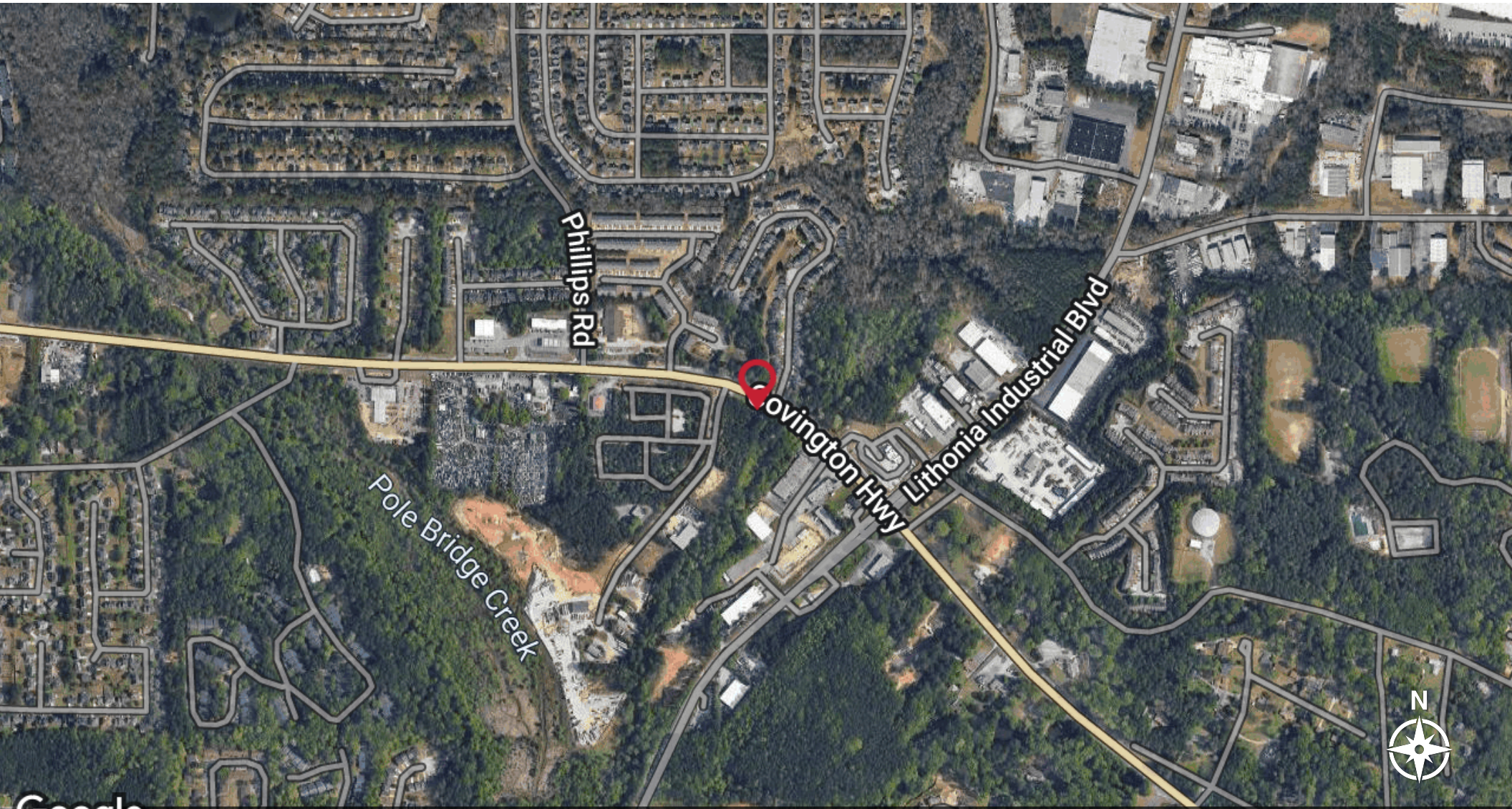
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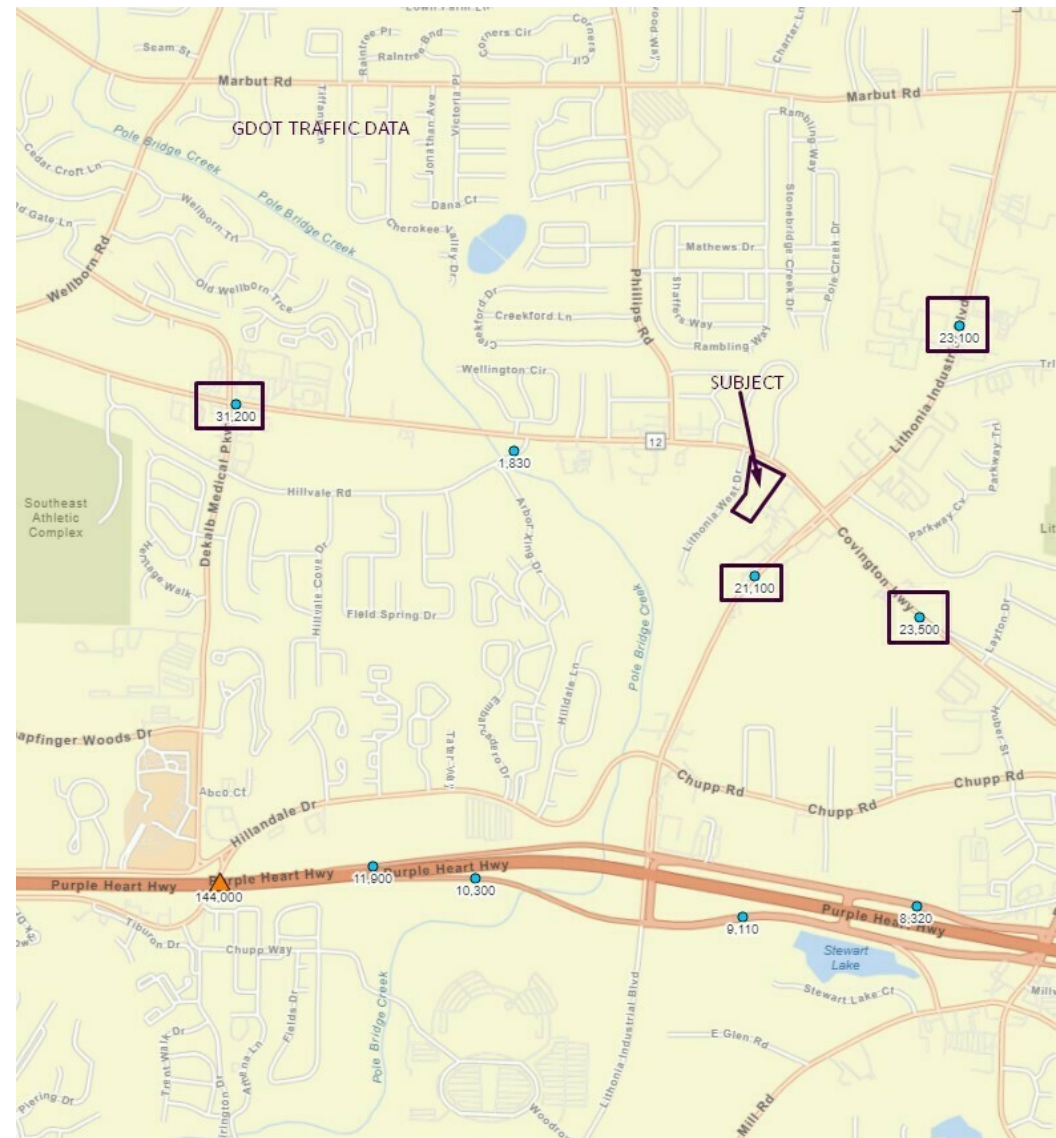
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,040	61,494	153,380
Average Age	30.5	33.1	36.3
Average Age (Male)	25.1	30.6	33.1
Average Age (Female)	36.2	35.4	39.1

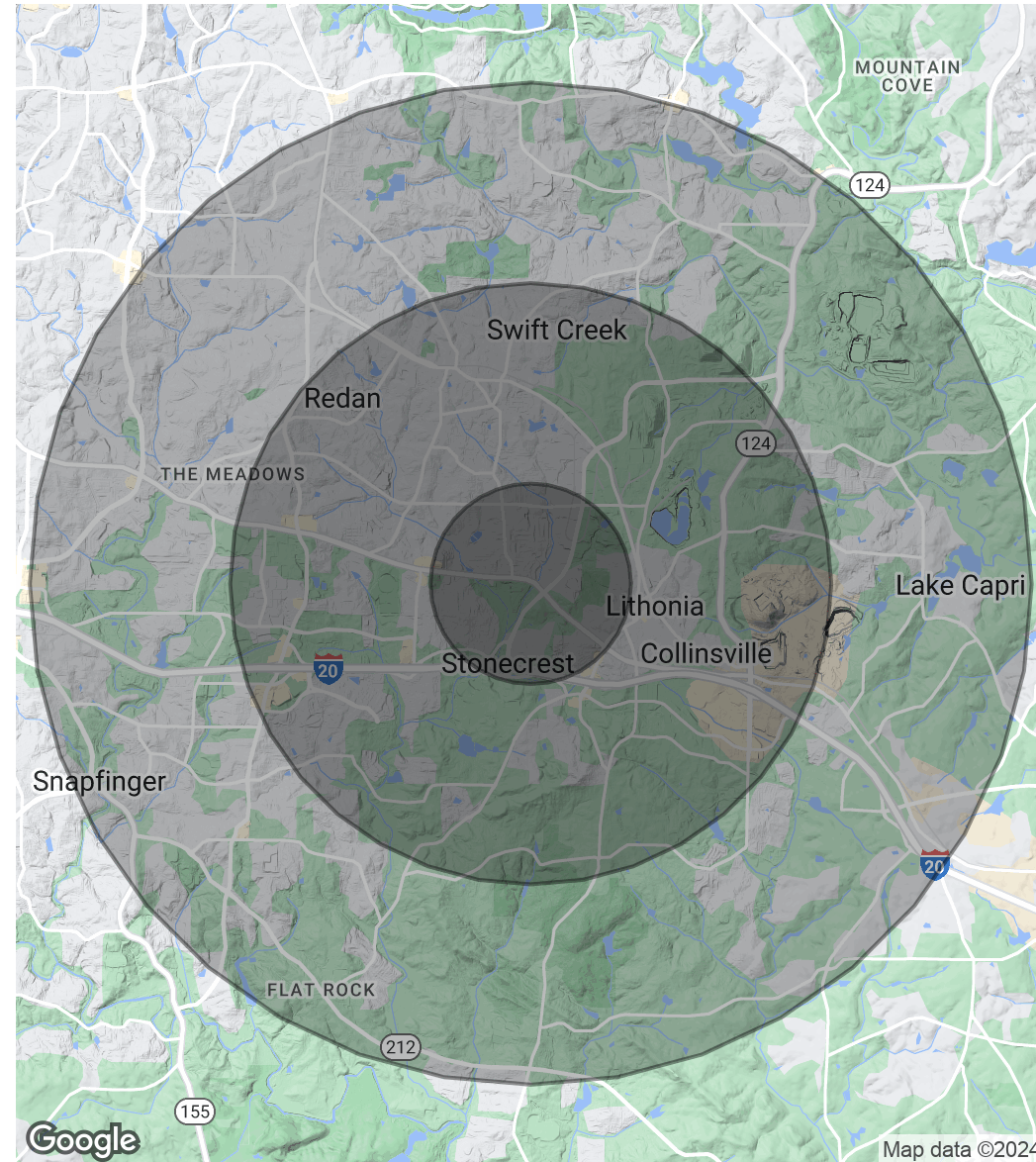
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,251	23,430	57,066
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$51,021	\$54,826	\$65,840
Average House Value	\$79,482	\$104,961	\$142,154

TRAFFIC COUNTS

23500 VPD /day

2020 American Community Survey (ACS)



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