

PROPERTY SUMMARY



OFFERING SUMMARY

ADDRESS:	6130 Memorial Drive Stone Mountain, GA 30083
PRICE:	Inquire
RENT:	Inquire
GROUND LEASE:	Inquire
BUILDING SIZE:	9,000 SF +-
PARCEL SIZE:	1.16 Acres+-
ZONING:	C-2 Dekalb County
MATTHEW LEVIN, CCIM O: 770.209.1700 levinm@svn.com GA #119351	

PROPERTY DESCRIPTION

For sale, lease, ground lease, or build to suit is a 9,000 SF+- single tenant retail storefront property on 1.16 acres+- located on Memorial Drive in Stone Mountain, Georgia. The C-2 zoning allows a variety of uses making this an excellent opportunity. The property has high visibility with a 28,600+ daily traffic count and benefits from a traffic light.

Memorial Drive is a significant east-west four lane divided artery, connecting Atlanta to Dekalb and Gwinnett counties.

PROPERTY HIGHLIGHTS

- For sale, lease, ground lease or build to suit
- 9,000 SF+-storefront on 1.16 acres+-
- 280+ feet of frontage on 4 lane at traffic light
- C-2 zoning allows a variety of uses
- 87,000 population / \$80,000+ avg HH income 3 miles
- Highly visible with 28 000+ daily traffic count

ADDITIONAL PHOTOS



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6130 MEMORIAL DRIVE | Stone Mountain, GA 30083

SVN | INTERSTATE BROKERS 2

ADDITIONAL PHOTOS



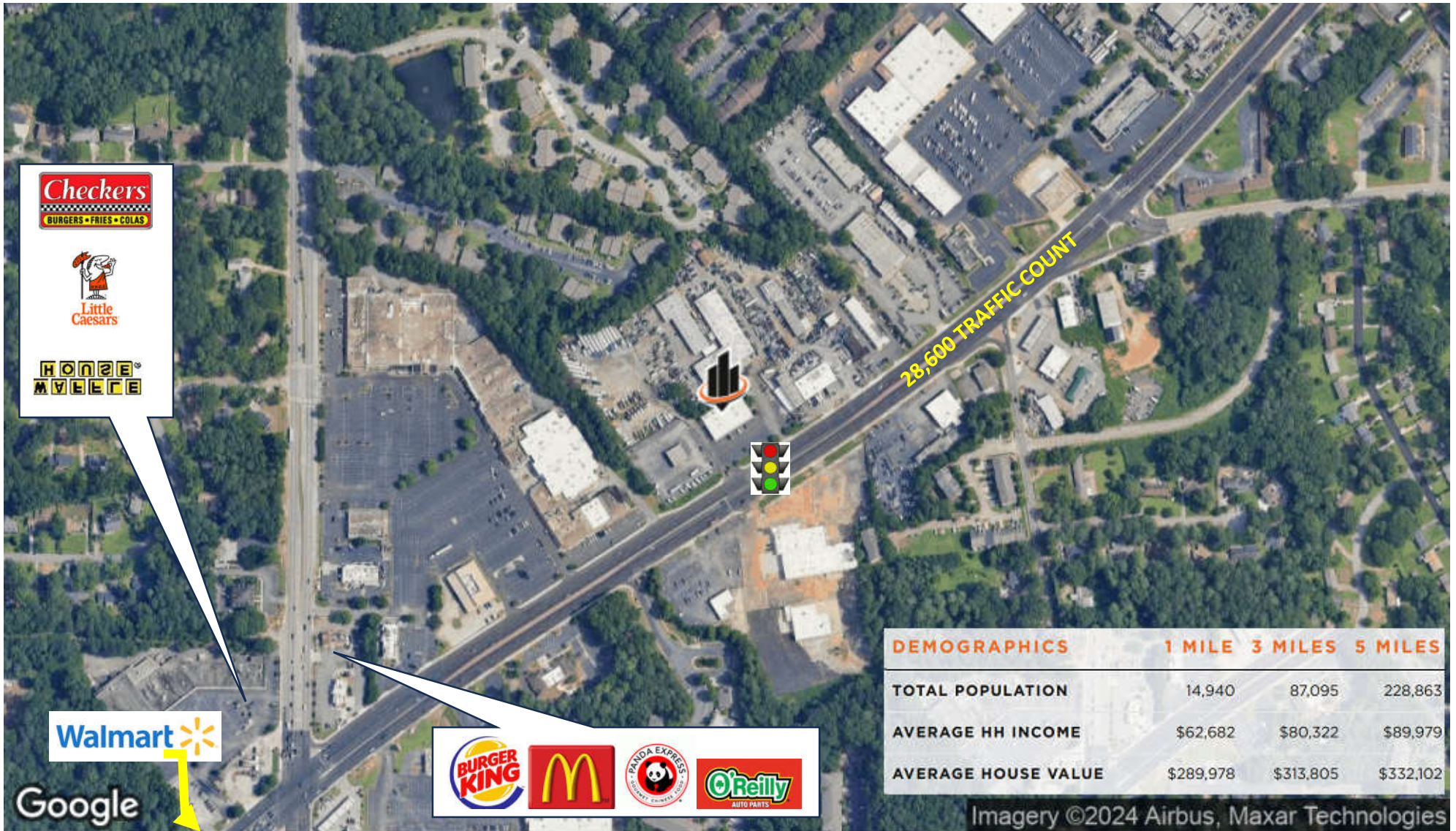
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RETAILERS & TRAFFIC COUNT



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AERIAL BOUNDARIES ARE ESTIMATED



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MEASUREMENTS ARE ESTIMATED



*Lot Dimensions are Estimated

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ADVISOR BIO



MATTHEW LEVIN, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

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