

AVAILABLE FOR SALE

PROPERTY HIGHLIGHTS

- **0.80 Acres for Sale**
- Exceptional visibility and convenient access along E. Sharon Road — just minutes from both I-75 and I-275
- Located in a high daytime population area, supported by surrounding industrial and logistics employers
- Positioned near major distribution hubs including Kroger, Amazon, UPS, Sysco Foods, CDC Distributors, and more
- Surrounded by well-known hotel brands such as Hilton Garden Inn, Tru by Hilton, Comfort Inn, Marriott, Drury Inn, and La Quinta Inn

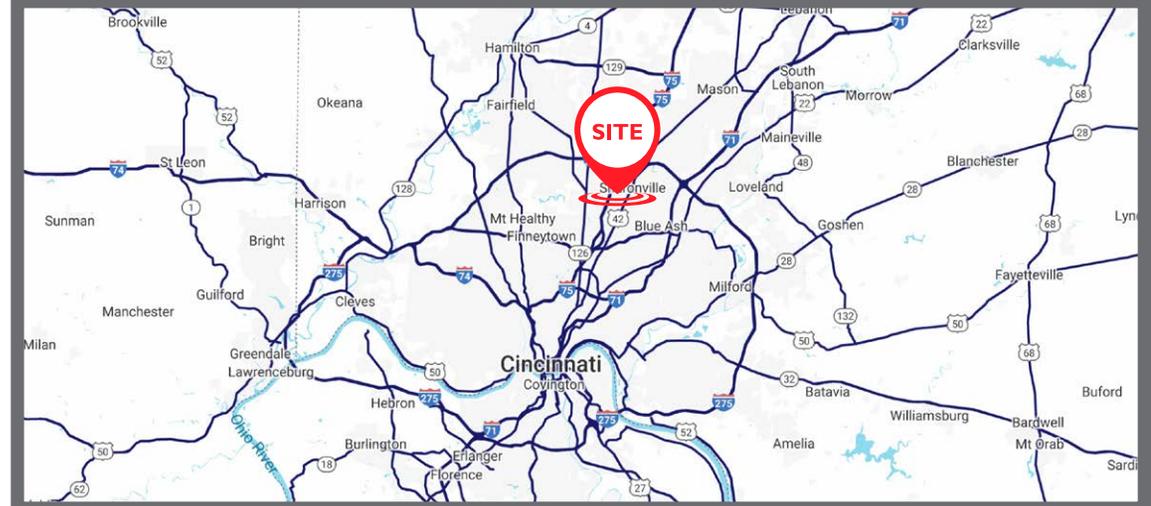


TRAFFIC COUNTS

- 16,170 (24) VPD: E Sharon Rd
- 144,590 (25) VPD: I-75
- 8,809 (24) VPD: Mosteller Rd

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	799	38,256	152,489
HOUSEHOLDS	370	16,339	62,596
AVG HH INCOME	\$178,084	\$115,854	\$120,079
EMPLOYEES	7,845	68,978	165,368

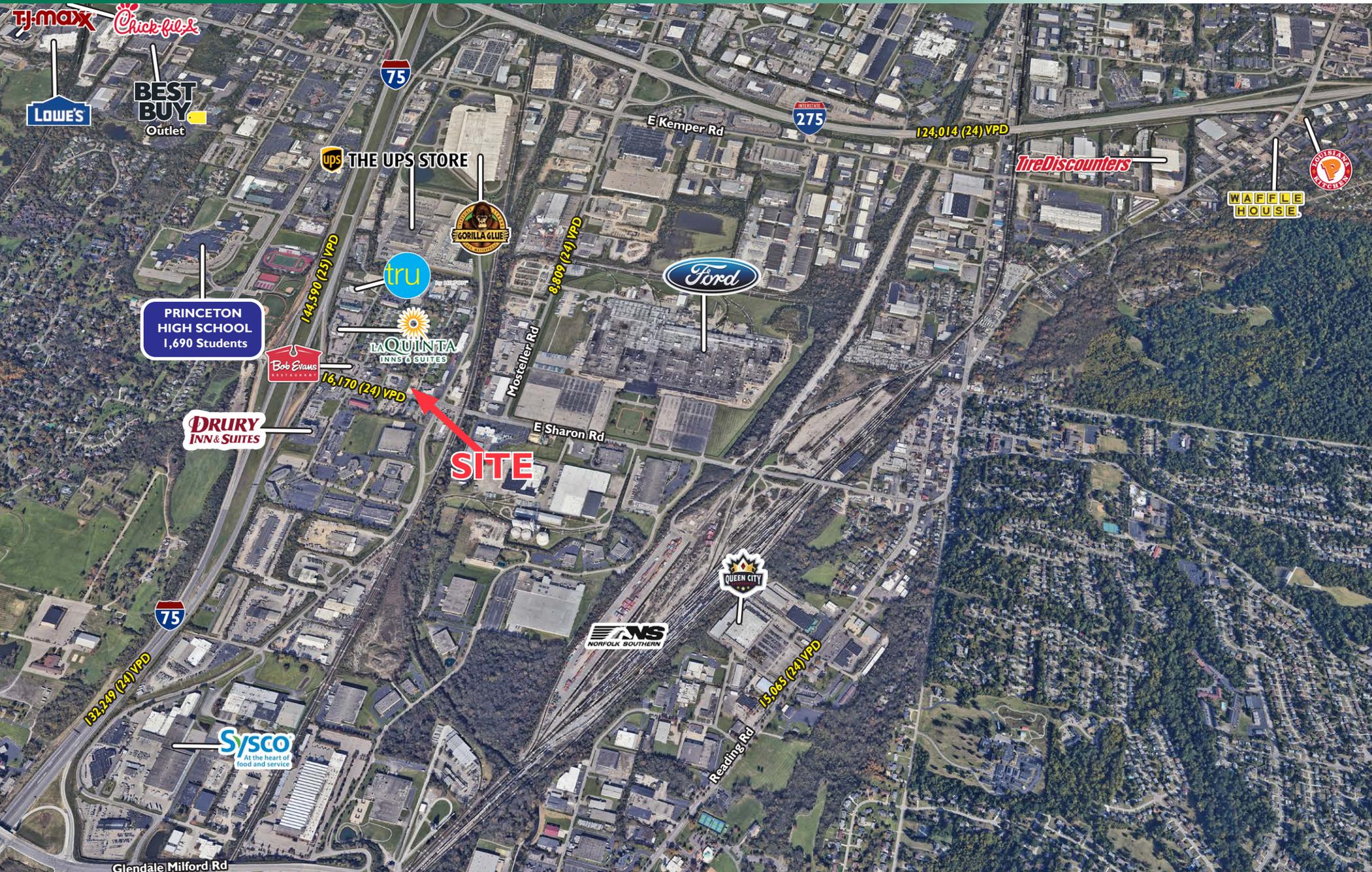


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