

# La Fuente Plaza - Outdoor Storage Property For Lease

3155 Tucker Norcross Rd, Tucker, GA 30084



## Property Highlights

- 38,000 SF Area comprised of a ±12,000 SF covered/enclosed storage ±26,000 SF outdoor yard space
- Zoned C-2 (General Commercial) – City of Tucker
- Excellent access to I-285, I-85, and Lawrenceville Hwy
- Secure, flexible space suitable for a wide range of commercial users (as allowed by City of Tucker Code of Ordinances)

## Property Description

On a 38,000 SF site ±12,000 SF covered storage plus ±26,000 SF outdoor yard in the City of Tucker. Zoned C-2, allowing for contractor yards, contractor and landscape storage, equipment/material storage, fleet parking, service operations, and other commercial uses requiring outdoor components. Ideal for contractors, landscape companies, suppliers, or logistics users needing a mix of enclosed and open storage with excellent access to I-285 and I-85.

**DANNY GLUSMAN**

**BROKER**

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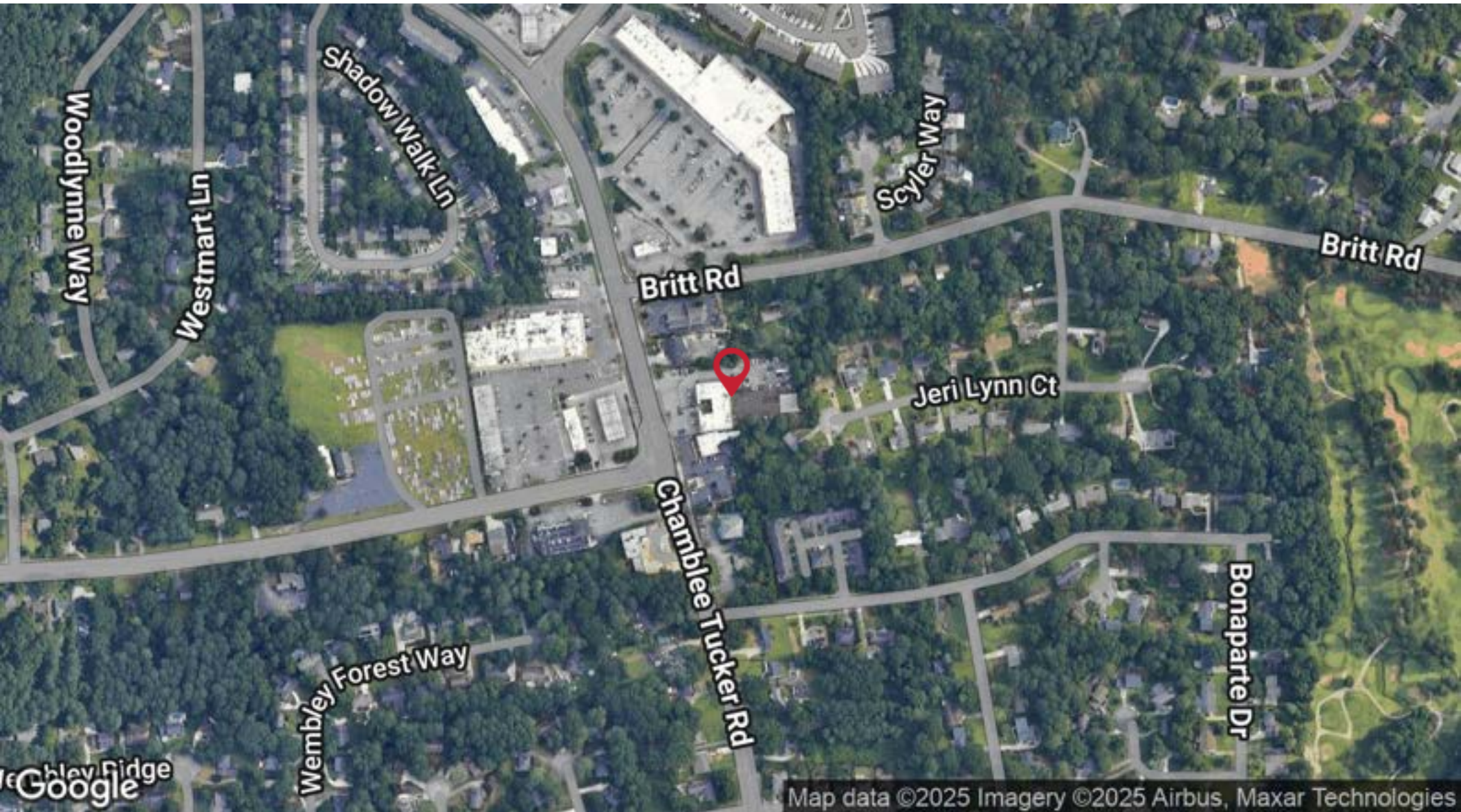
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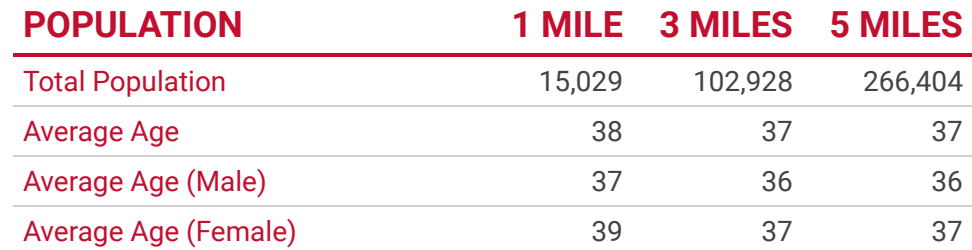
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| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 5,561     | 38,355    | 97,971    |
| # of Persons per HH | 2.7       | 2.7       | 2.7       |
| Average HH Income   | \$102,659 | \$88,096  | \$93,686  |
| Average House Value | \$410,518 | \$355,701 | \$392,326 |

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