

2746 EVANS MILL RD

LITHONIA, GA
30058

9,036+/- SF Building For Sale

STEVE RATCHFORD, SIOR, CCIM

Senior Vice President

404.942.2003

sratchford@kingindustrial.com

BRIAN BRATTON, SIOR

Vice President

404.942.2028

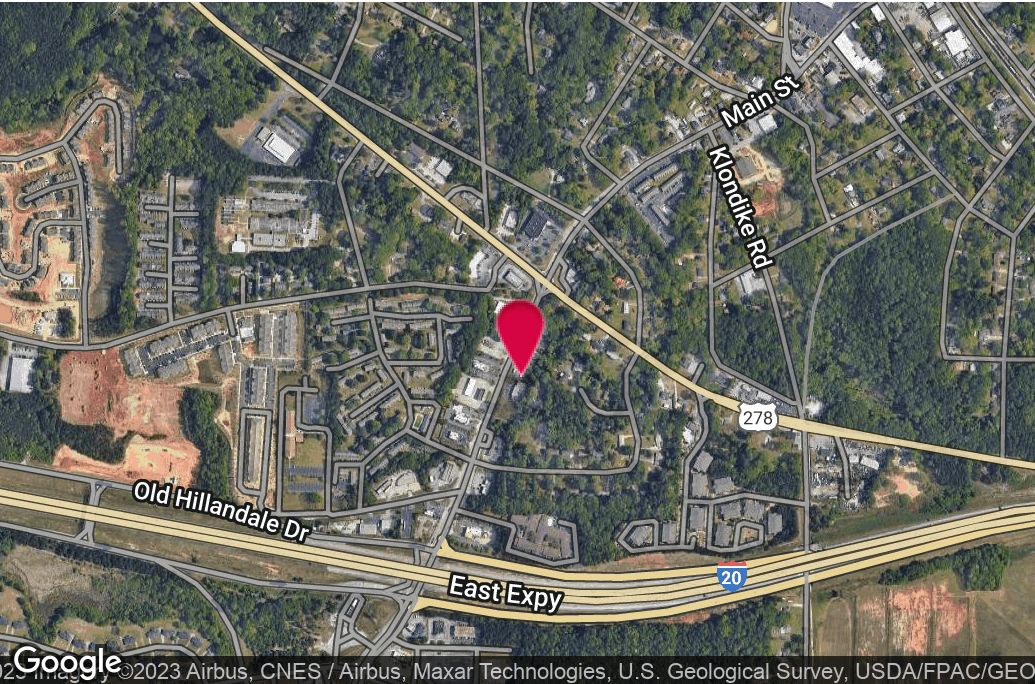
bbratton@kingindustrial.com

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FOR SALE
9,036+/- SF
1.02+/- ACRES



PROPERTY HIGHLIGHTS

- Present Use is Hardware Store
- 90% HVAC
- 14' - 16' Clear Height
- 70' x 120' Clear Span
- Tier 2 Overlay Zoning
- Zoned Local Commercial in City of Stonecrest

OFFERING SUMMARY

Lot Size:	1.02 Acres
Building Size:	9,036 SF
Zoning:	C1

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ADDITIONAL PHOTOS



STEVE RATCHFORD, SIOR, CCIM

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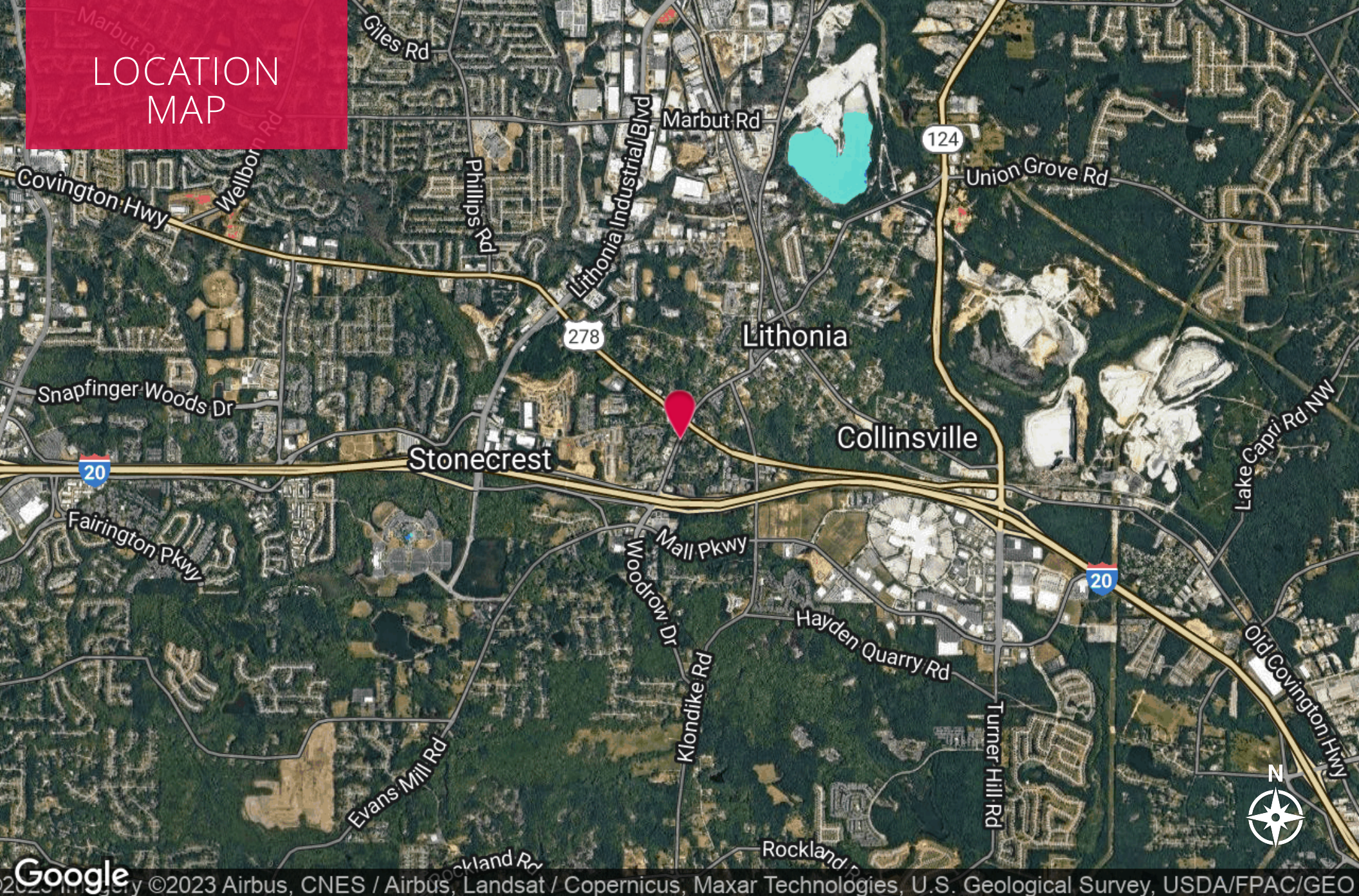
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LOCATION MAP



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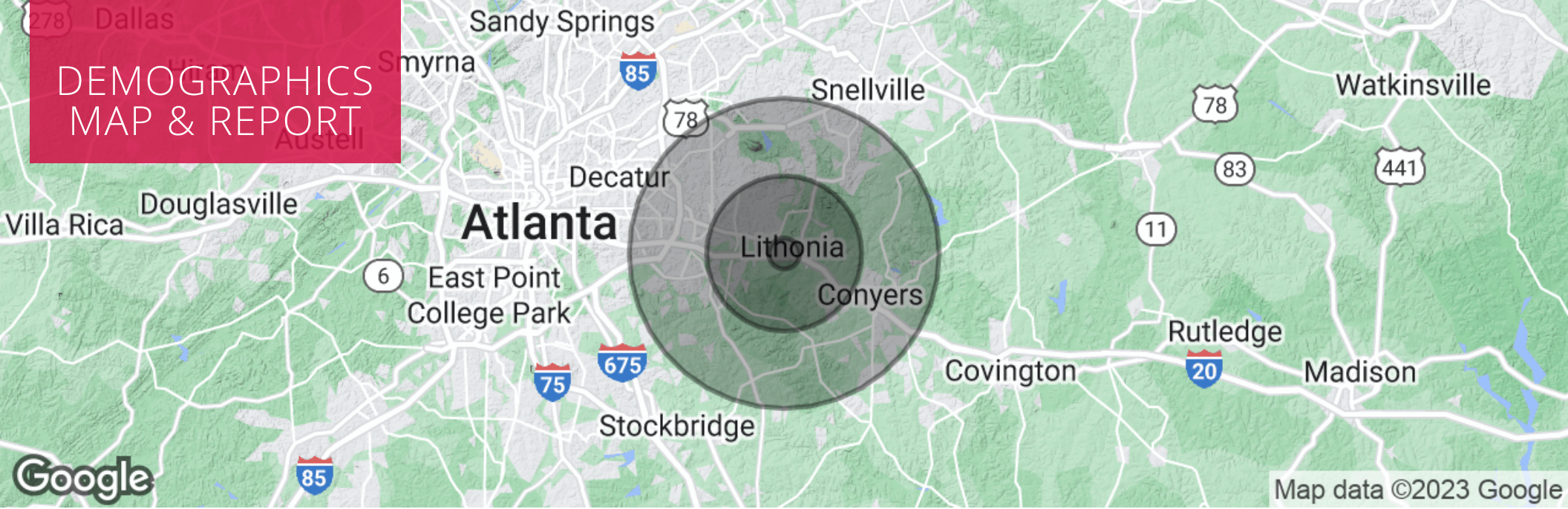
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(278) Dallas
**DEMOGRAPHICS
 MAP & REPORT**



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,050	127,638	504,120
Average Age	31.1	35.6	37.7
Average Age (Male)	27.3	32.2	35.0
Average Age (Female)	32.5	38.4	39.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,671	47,808	192,418
# of Persons per HH	1.9	2.7	2.6
Average HH Income	\$35,694	\$64,474	\$66,395
Average House Value	\$50,784	\$137,498	\$156,041

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EXCLUSIVELY LISTED BY:

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