

FOR SALE | \$775,000

0.90 Acres | 1,524 SF Building

4292 + 4300 E Ponce De Leon Avenue, Clarkston, GA 30021



OAKHURST
REALTY
PARTNERS

EXCLUSIVE OFFERING



.90 Acres - 1,524 SF Building

FOR MORE INFORMATION, PLEASE CONTACT: Ben Campbell | 404-371-4100 | bcampbell@oakrep.com

Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.

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PROPERTY OVERVIEW

Introducing a prime investment opportunity in the heart of City of Clarkston. These ideal properties are located just outside I-285 and a few miles from Emory, CDC, Emory Decatur and downtown Decatur. The two parcels are zoned (Neighborhood Commercial) NC-2 perfect for wide range of opportunities.

This property contains two lots with a free-standing commercial office building approximately 1,524 SF, situated on a + 0.9-acre site and plenty of parking.

PROPERTY HIGHLIGHTS

- » City of Clarkston
- » Walking distance to parks and downtown Clarkston shops/restaurants
- » Less than 1 mile from I-285 and Highway 78
- » Three existing curb cuts providing full ingress and egress
- » NC-2 (Neighborhood Commercial) Zoning District
- » Flat topography
- » Great signage and visibility on E Ponce



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E PONCE DE LEON AVE - 10,000 VPD

| | |
|--------------|-----------|
| For Sale | \$775,000 |
| Acreage | .90 Acres |
| Building 1 | 1,524 SF |
| Neighborhood | Clarkston |
| County | DeKalb |

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Within 3 Miles



111,842

Population



\$102,827

Average Household Income



42,558

Total Households



3,955

Businesses



46,314

Employees



10,000

Cars Per Day

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