



6972 Main St.
Lithonia, GA 30058

PREMIUM RETAIL HISTORIC DOWNTOWN LITHONIA

Position your next venture in the vibrant heart of Lithonia with this 3,100 SF high-visibility retail storefront—fully licensed for liquor sales 7 days a week. Perfect for use as a liquor store, bodega, restaurant, or event venue, this building is built for both flexibility and functionality.

PROPERTY HIGHLIGHTS

Price: \$750,000

Gross Building Area: 3,100 SF

Lot Size: 0.08 AC

Ceiling Height: 11 FT (acoustic tile with 8" insulation)

Stories: 1

Zoning: CD (Core District)

Sale Type: Investment

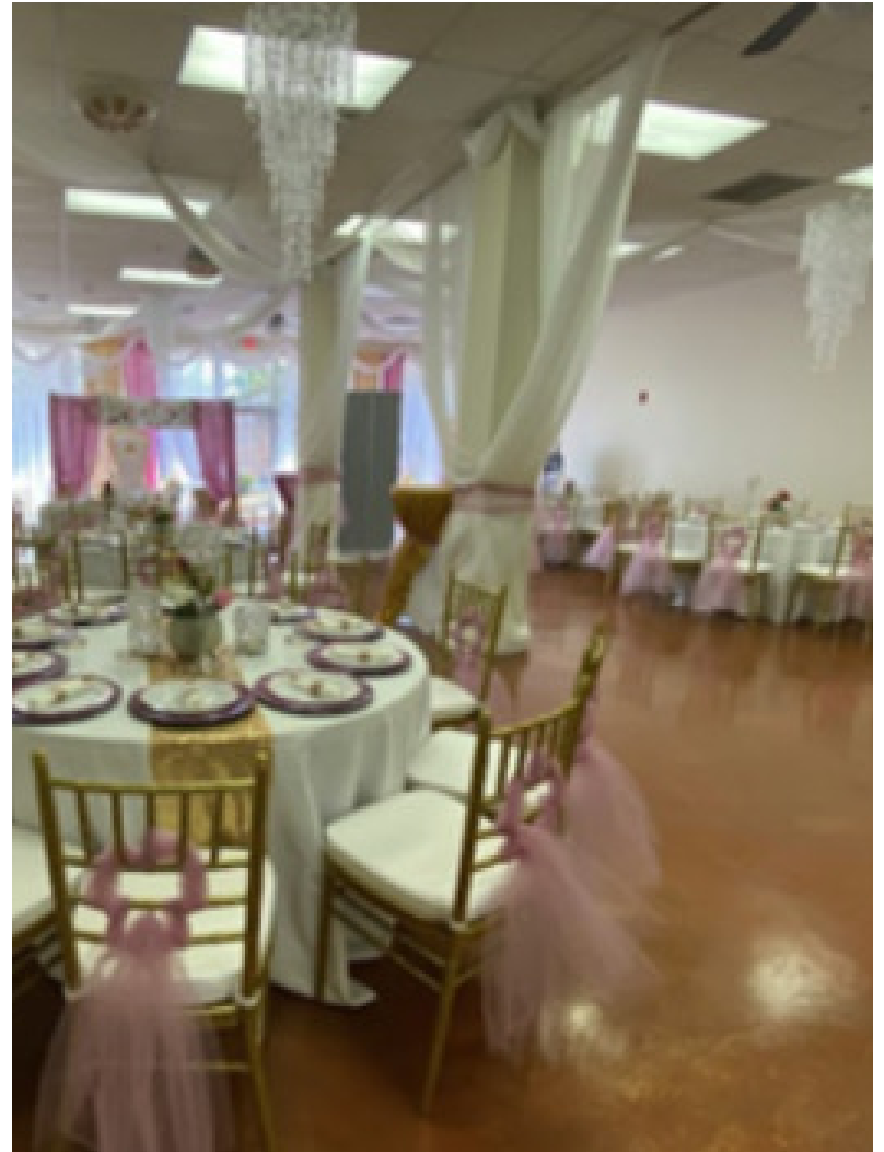
Year Built: 1940

Tenancy: Multi-Tenant

Parking: Street + paved lot behind the building

Walk Score®: 63 – Somewhat Walkable

6972 MAIN ST.



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\$750,000



LOCATION ADVANTAGE

Only 1 mile from I-20 & Evans Mill Rd

½ mile to Covington Highway

Just 2 miles from Stonecrest Mall via Klondike Rd

Near DeKalb Medical Center – Hillandale

This property stands at the intersection of historic charm and modern infrastructure, delivering unmatched visibility, foot traffic, and investment value.

6972 MAIN ST.

LICENSED FOR SUCCESS

Liquor License: 7 Days a Week (Sunday–Sunday)

Perfect for:

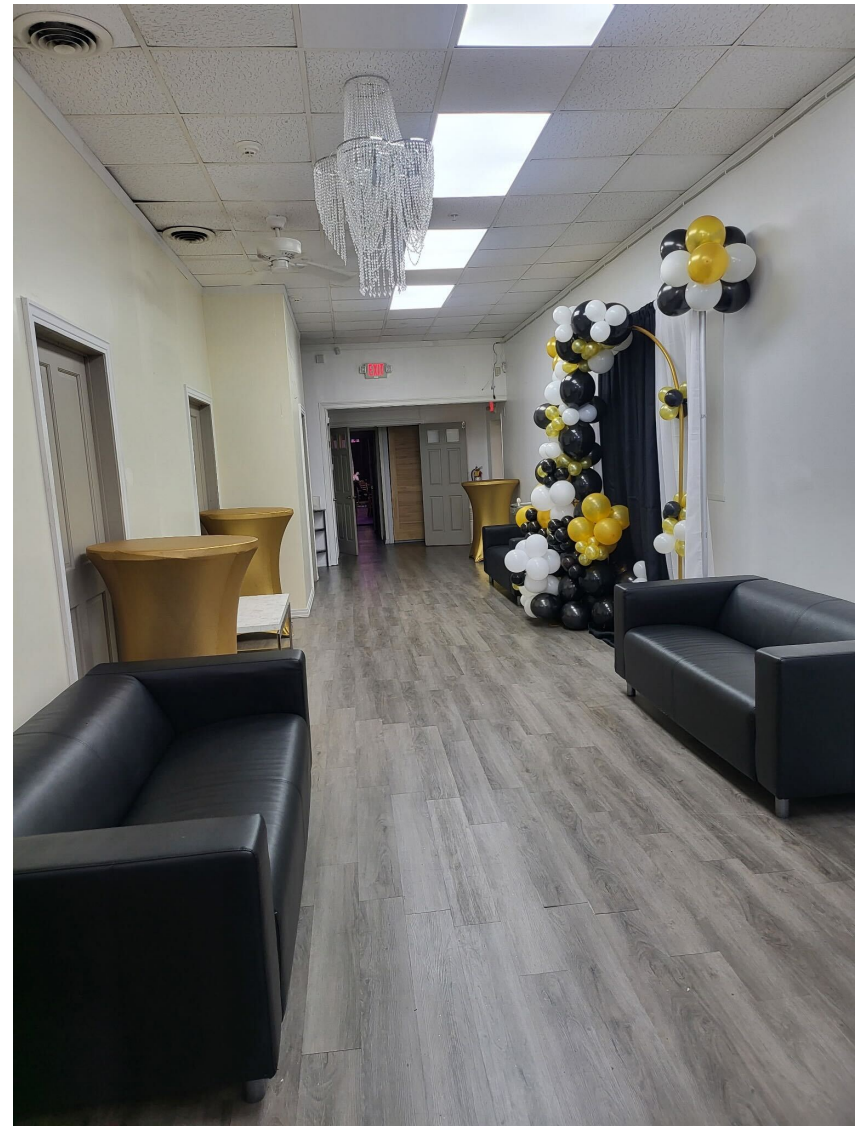
- Liquor Store • Grocery Store • Bodega
- Bistro • Restaurant • Sports Bar
- Event Venue

Built-In Amenities & Compliance:

- Four ADA-compliant restrooms
- Full fire protection and sprinkler system
- Backflow preventer installed
- Fully ADA accessible
- Located on MARTA bus route



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◆ FLEXIBLE USAGE, EXPANDABLE INCOME

- ◆ Whether you're an investor, operator, or developer, 6972 Main Street offers layout and licensing flexibility to accommodate:
- ◆ A stand-alone liquor store operation
- ◆ A bodega/grocery concept
- ◆ A multi-use tenant buildout
- ◆ Or a community event venue
- ◆ This is a rare, plug-and-play opportunity with all necessary licensing and compliance already in place.

LIC #373135



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