

2671 Panola Road

Lithonia, GA 30058

RARE OPPORTUNITY TO
PURCHASE A 9,715 SF
FREESTANDING BUILDING
ON A 2 AC LOT

FOR SALE | 9,715 SF



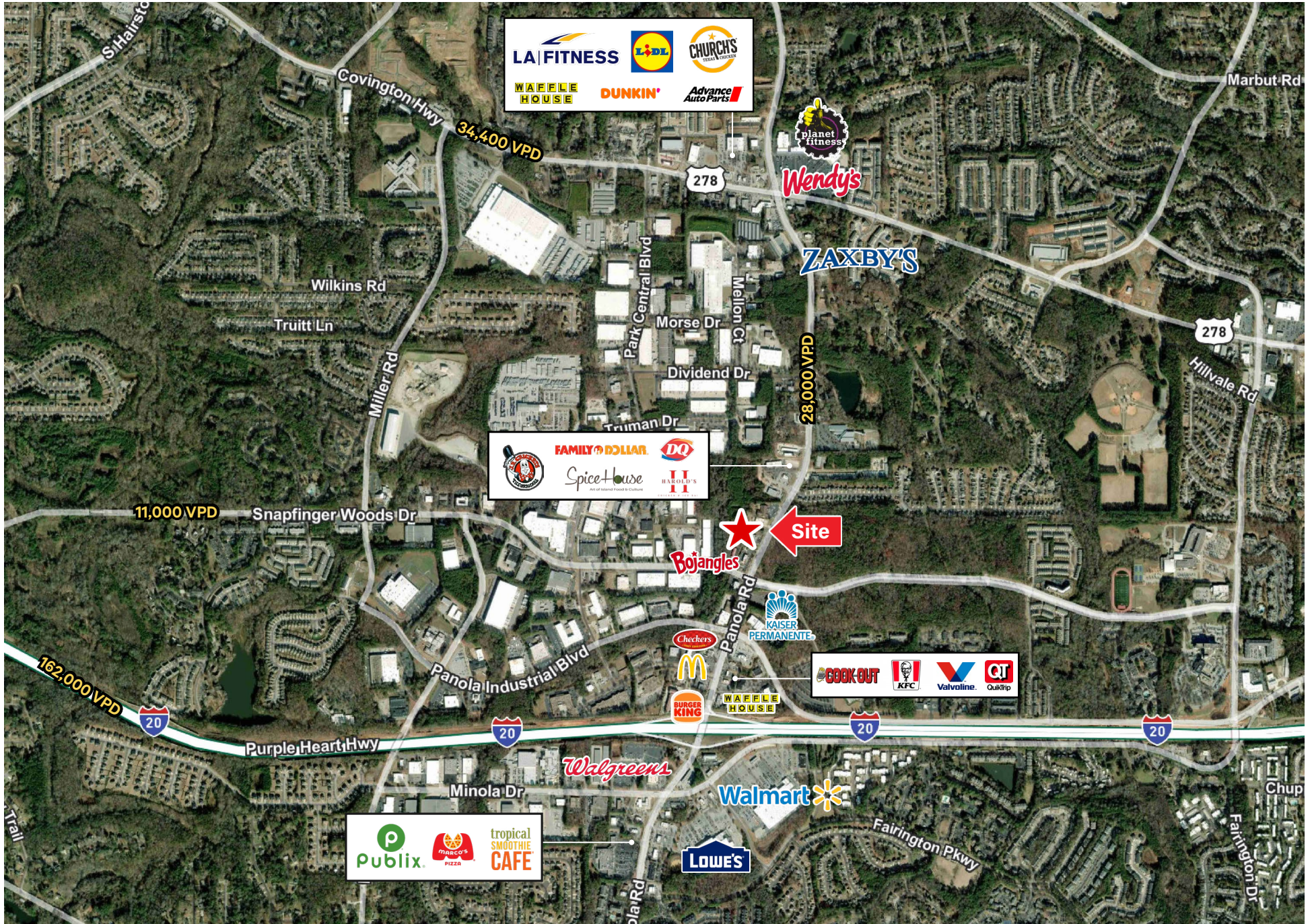
CBRE

Property Highlights

- Rare opportunity to purchase a 9,715 SF freestanding building on a 2 AC lot
- Strategic location less than 0.7 miles from the I-20 interchange
- Prime frontage along Panola Road with 28,000 VPD
- Surrounded by national anchors including Walmart, Lowe's, Publix, and more
- In close proximity to Kaiser Permanente's DeKalb Medical Center

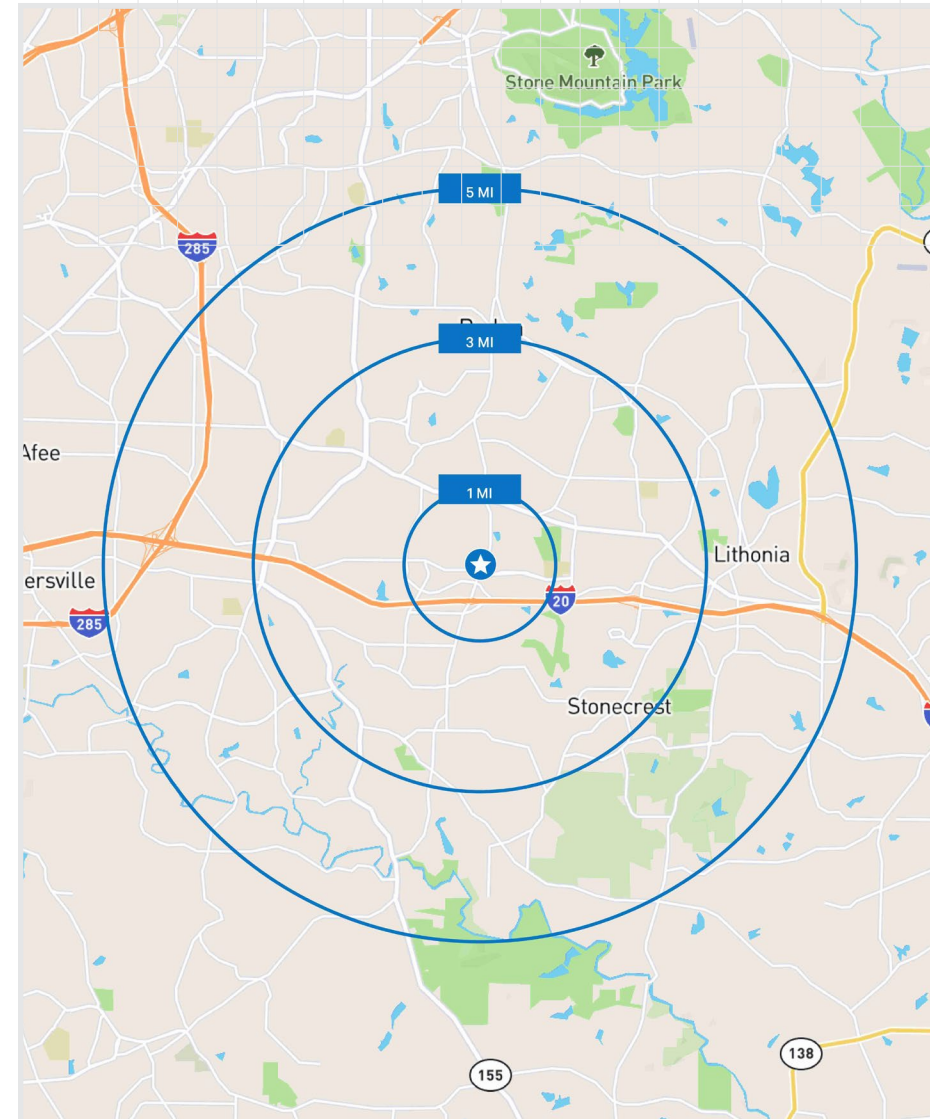


Retail Aerial



Area Demographics

2025 Demographics	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population			
2025 Population	7,814	82,527	182,554
Daytime Population	10,794	58,935	92,590
2025 Median Age	34.7	36.6	38.4
Households			
2025 Households	3,337	31,443	68,227
2025 Average Household Size	2.34	2.62	2.67
Income			
2025 Average Household Income	\$65,238	\$82,715	\$87,331
Generations			
Gen Z (Born 1999 - 2016)	23.3%	23.9%	22.6%
Millennials (Born 1981 - 1998)	29.7%	26.4%	25.9%
Gen X (Born 1965 - 1980)	18.5%	19.2%	19.5%
Class of Worker			
White Collar	69.1%	62.0%	59.8%
Blue Collar	18.7%	21.2%	22.3%





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