



# 12,626 SF For Sale Or Lease

1775 MONTREAL ROAD | TUCKER, GA

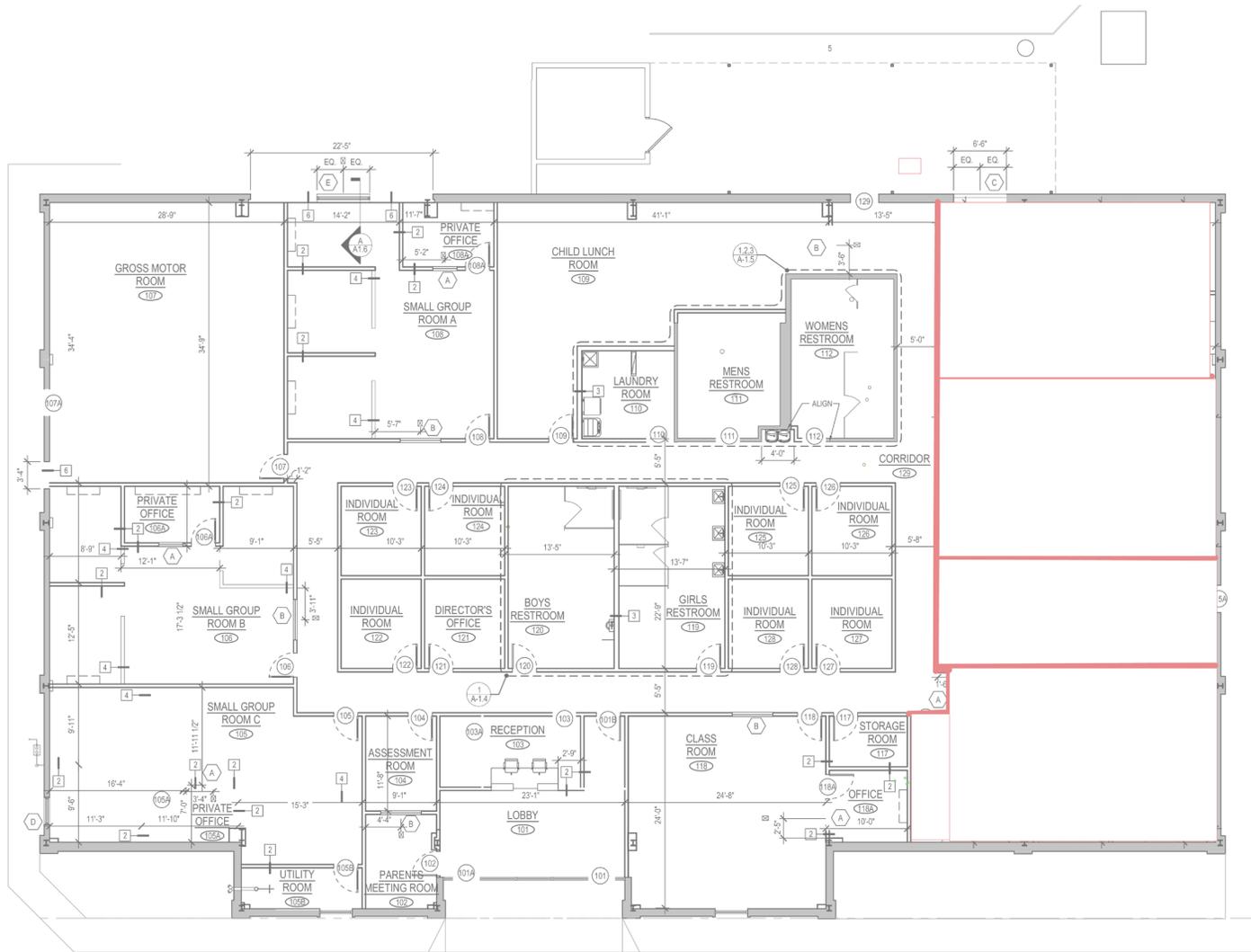
# Property Highlights

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- 12,626 SF Freestanding Building On 5.67 AC
- Available For Sale Or Lease
- 99 Parking Spaces (8.07/ 1,000 Parking Ratio)
- Located In Tucker, With Convenient Access To I-285
- Zoned M - Light Industrial (Permitted Uses Include Many Retail Uses, Medical, Warehouse, Indoor Recreation, Child Daycare, Events Facility, Farm/Garden Store, Hardware Store, Trade Shops, Animal Care/Daycare/Boarding, Banks, Fitness, Automobile Sales/Rentals/Service, Alcohol Manufacturing & Brewpub, More)
- Currently An Operating Business - Do Not Disturb Tenant



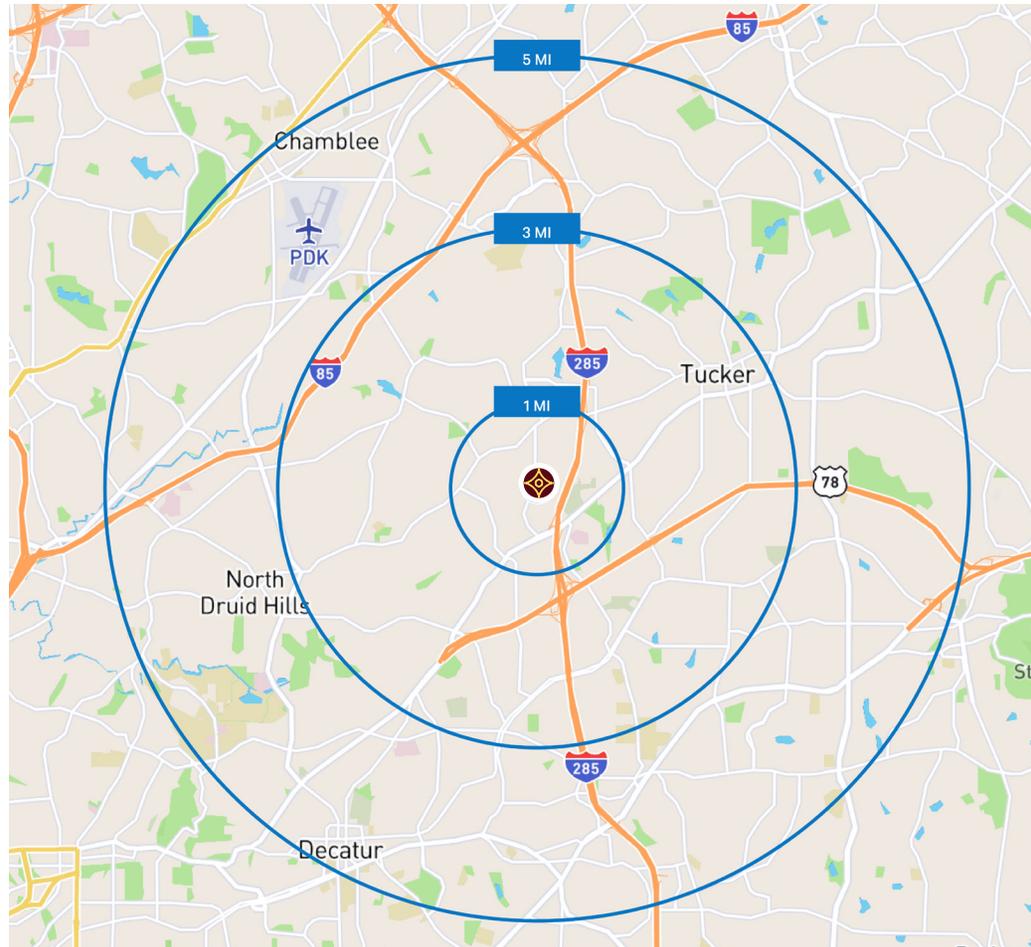
# Floorplan



# Retail Aerial



# Area Demographics



2025 DEMOGRAPHICS	1 M	3 M	5 M
POPULATION	7,421	103,710	314,651
HOUSEHOLDS	3,179	40,942	126,643
AVG. HOUSEHOLD SIZE	2.31	2.52	2.42
AVG. HOUSEHOLD INCOME	\$143,165	\$128,066	\$124,731
DAYTIME POPULATION	10,997	84,809	365,381

# 1775 Montreal Road

TUCKER | GA



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