

HUGH HOWELL PAD FOR LEASE

4561 Hugh Howell Rd, Tucker, GA 30084



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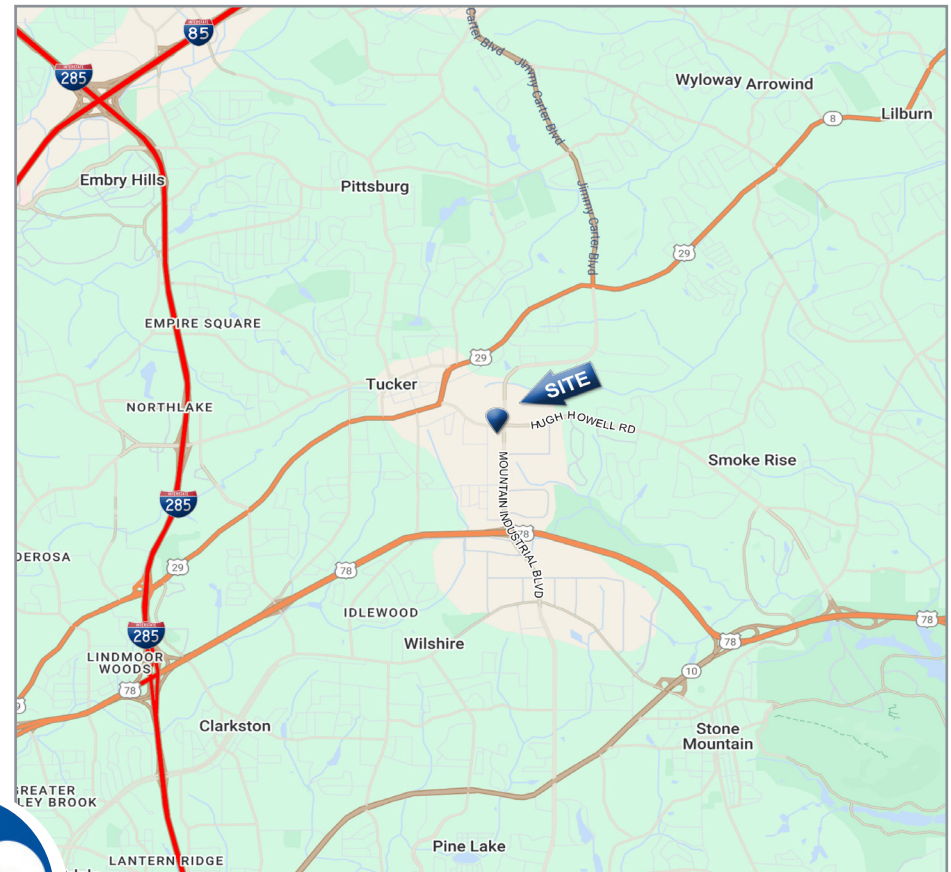


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PROPERTY HIGHLIGHTS

- 0.99± acres available for lease directly located at the intersection of Hugh Howell Road and Mountain Industrial Blvd.
- Located at a lighted intersection.
- Significant intersection improvements coming in 2025.
- Currently zoned M (Light Industrial) with a multitude of permitted uses including automotive, retail, medical, educational, restaurant and more.
- The city of Tucker has encouraged development and is looking to facilitate with the development of the site under M or possibly C-1 or C-2 zoning classifications.
- Within proximity to the affluent Smoke Rise residential community and the recently constructed Smoke Rise Elementary School.
- Utility connections are available on or within the proximity of the parcel.
- Multiple points of access both from Hugh Howell and Mountain Industrial.
- Tremendous visibility with available signage and cross access easements provided.
- Situated across the street from the newly constructed, Publix anchored, Hugh Howell Marketplace.

Demographics	1 Mile	3 Mile	5 Mile
Population	5,307	82,798	249,211
Median Age	39.9	37.3	35.6
Average Household Income	\$135,409	\$119,646	\$117,305

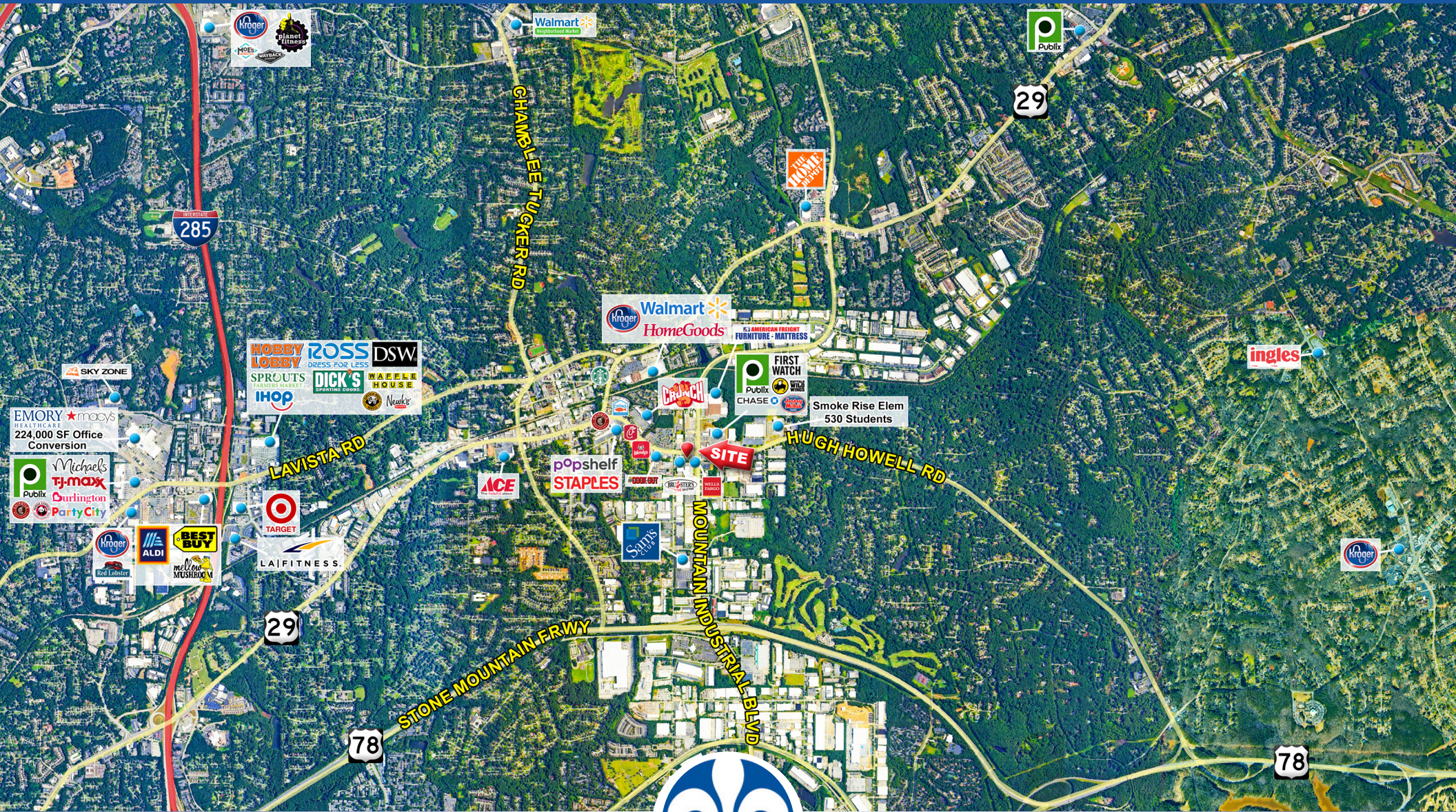


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