



**6978 Main St**

Lithonia, GA 30058

## FOR SALE | PRIME COMMERCIAL OPPORTUNITY

### VERSATILE INVESTMENT IN THE HEART OF DOWNTOWN LITHONIA

Discover an exceptional opportunity at 6978 Main Street—a flexible, income-generating commercial property with built-in potential and a valuable 7-day liquor license. Perfectly positioned in a high-visibility, high-traffic corridor, this 3,437 SF building offers dynamic usage options to attract investors, entrepreneurs, and visionaries.

### ◆ PROPERTY HIGHLIGHTS

- ◆ Price: \$495,000
- ◆ Building Size: 3,437 SF
- ◆ Lot Size: 0.09 AC
- ◆ Zoning: SF CD Core District (Downtown Lithonia Core District)
- ◆ Year Built: 1940
- ◆ Stories: 1
- ◆ Current Tenancy: Medical office (2,175 SF) with long-term lease
- ◆ Available Space: Approx. 740 SF suite for owner-user or new tenant
- ◆ Sale Type: Owner-User | Business Value Included



\$495,000



◆ **MARKETING POTENTIAL**

- ◆ This property can be creatively promoted for:
- ◆ A liquor/grocery combo storefront
- ◆ A multi-tenant retail destination
- ◆ A fully developed food & beverage hub
- ◆ Give future tenants the freedom to transform it into whatever best fits their business—fully customizable with strong licensing already in place.

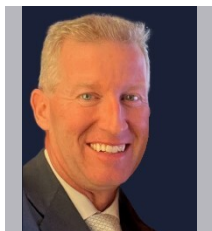




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