

# Proposed Outparcel for Sale



1940 Mountain Industrial Blvd, Tucker, GA 30084

±0.70 Acre Outparcel Available



\*\*Outparcel size is an approximate measurement and is to be officially measured at a later date.



**MONETHA COBB**  
Senior Vice President  
404.832.1257  
Monetha.Cobb@FranklinSt.com

## Property Highlights

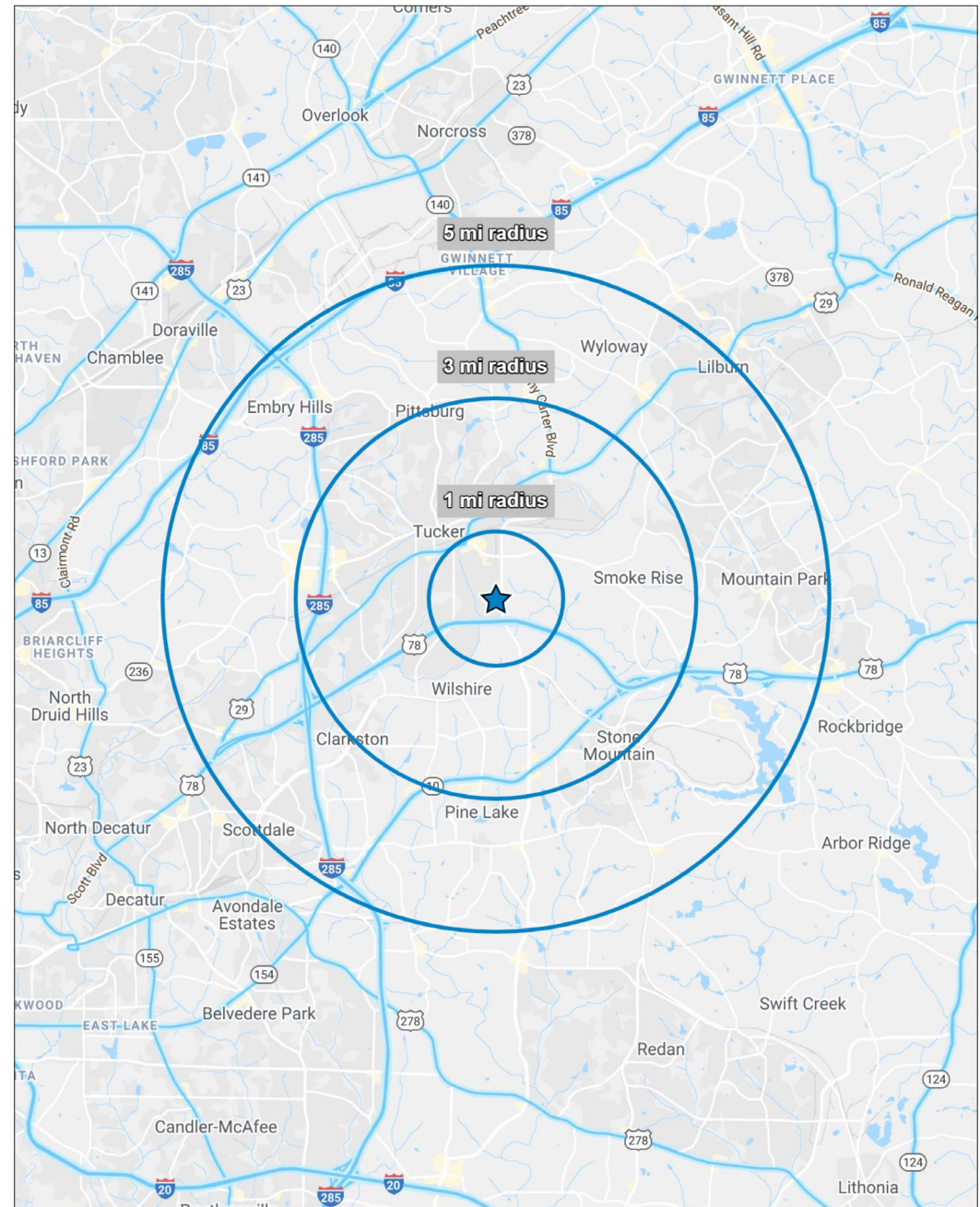
- Great visibility and accessibility off Mountain Industrial Boulevard
- Surrounded by many industrial parks and employment centers; strong daytime population of 76,504 within a 3-mile radius
- Average household incomes in excess of \$82,000 within a 3-mile radius
- Located approximately 15 miles northwest of downtown Atlanta
- Nearby major economic generators including Stone Mountain Park, Emory University Village/CDC, and Buford Highway
- Zoning: C-1 (Local Commercial)

## Demographics

	1 Mile	3 Miles	5 Miles
<b>Population</b>	4,815	76,863	237,635
<b>Households</b>	1,891	30,298	88,029
<b>Employees</b>	7,196	76,504	212,462
<b>Average HH Income</b>	\$78,290	\$82,144	\$81,555

## Traffic Counts

<b>Mountain Industrial Blvd</b>	33,500 AADT
---------------------------------	-------------



*The proposed outlot area herein is not to be considered an accurate representation of any kind by Sam's Club, its affiliates, employees, agents or sub-agents and is subject to change or revocation. Any transaction is subject to Sam's Club approval and the parties' subsequent execution of a mutually acceptable Agreement of Sale.*



**COFER CROSSING**

Walmart HomeGoods Kroger GameStop SALLY BEAUTY

Applebees TACO BELL verizon

**FIVE GUYS**  
BUFFALO WINGS  
UBREAKIFIX

**THE CENTRE ON HUGH HOWELL**

Publix Davita

The UPS Store OneMain Financial

goodwill

**HUGH HOWELL MARKETPLACE**

Publix

**TUCKER PLAZA**

STAPLES

SOAP OPERA LAUNDROMAT

**sam's club**

STORE #6409

**SITE**

**CONTACT A TEAM MEMBER FOR MORE INFORMATION**

**MONETHA COBB (LEAD)**  
Senior Vice President  
404.832.1257  
[Monetha.Cobb@FranklinSt.com](mailto:Monetha.Cobb@FranklinSt.com)

**ADAM WENZ**  
Director  
404.335.7820  
[Adam.Wenz@FranklinSt.com](mailto:Adam.Wenz@FranklinSt.com)

**MAGGIE COPPAGE**  
Associate  
404.823.6703  
[Maggie.Coppage@FranklinSt.com](mailto:Maggie.Coppage@FranklinSt.com)