



PROPERTY DESCRIPTION

Unique development opportunity in the heart of Pike Creek! Featuring a flexible zoning code and situated in close proximity to Pike Creek's retail shopping district, this Property offers immense potential for developers, owner-users and investors.

PROPERTY DETAILS

- **Asking Price:** \$599,000.00
- **Acreage:** 5.29 Acres
- **Zoning:** NCPUD (Planned Unit Development)
- **Traffic Counts:**
 - > Stoney Batter Road: 9,950 vpd
 - > Limestone Road: 30,483 vpd
- **Frontage:** 275' on Stoney Batter Road

DEMOGRAPHICS AT A GLANCE

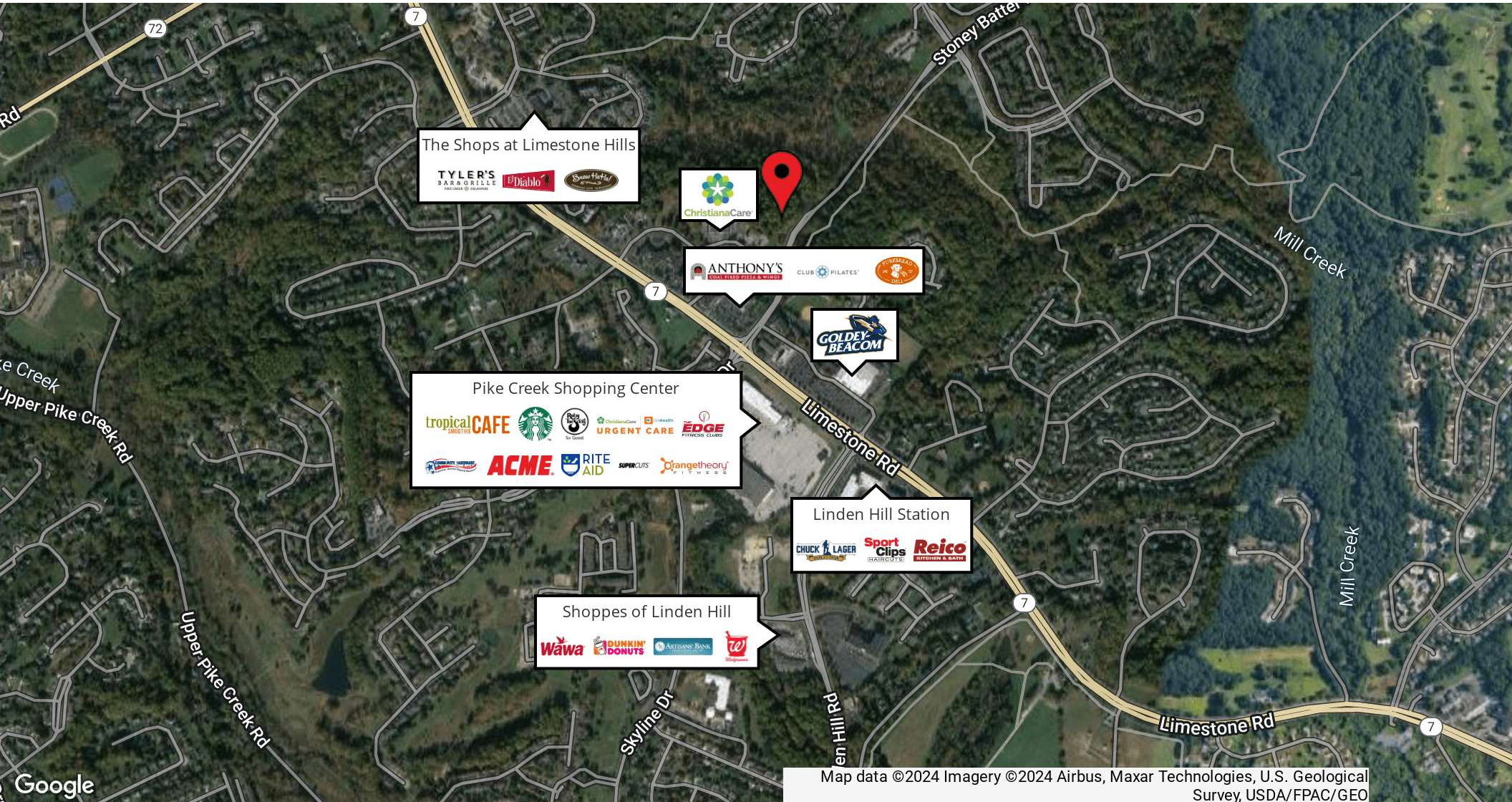
	1 MILE	3 MILES	5 MILES
Total Population	7,839	59,946	124,766
Total Households	3,044	23,714	49,945
Average HH Income	\$139,730	\$118,362	\$109,508
Average Age	42.7	43.1	42.4



For More Information, Contact:

Davis Mitchell
dmitchell@dsmre.com
302.283.1800 Office
302.530.2512 Cell

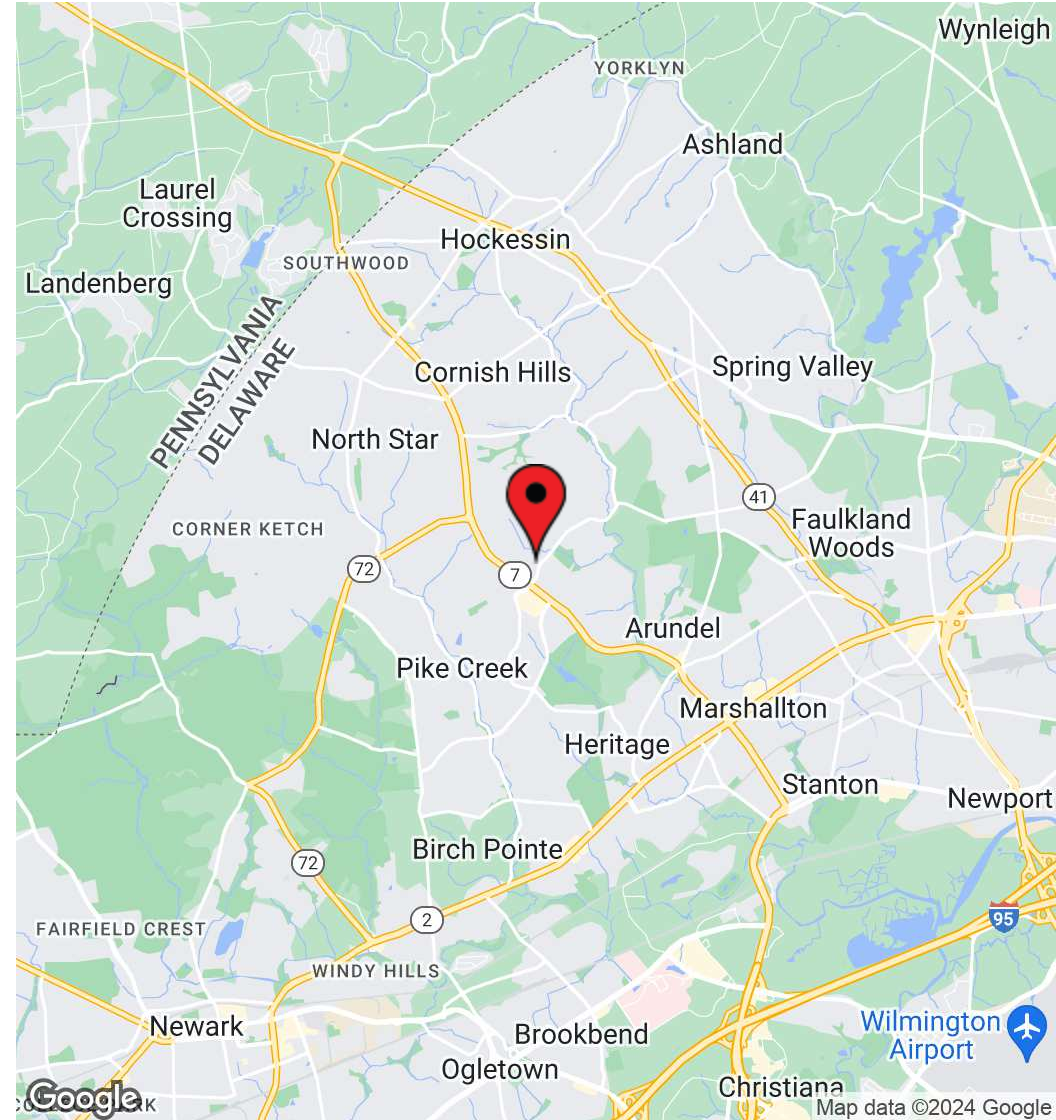
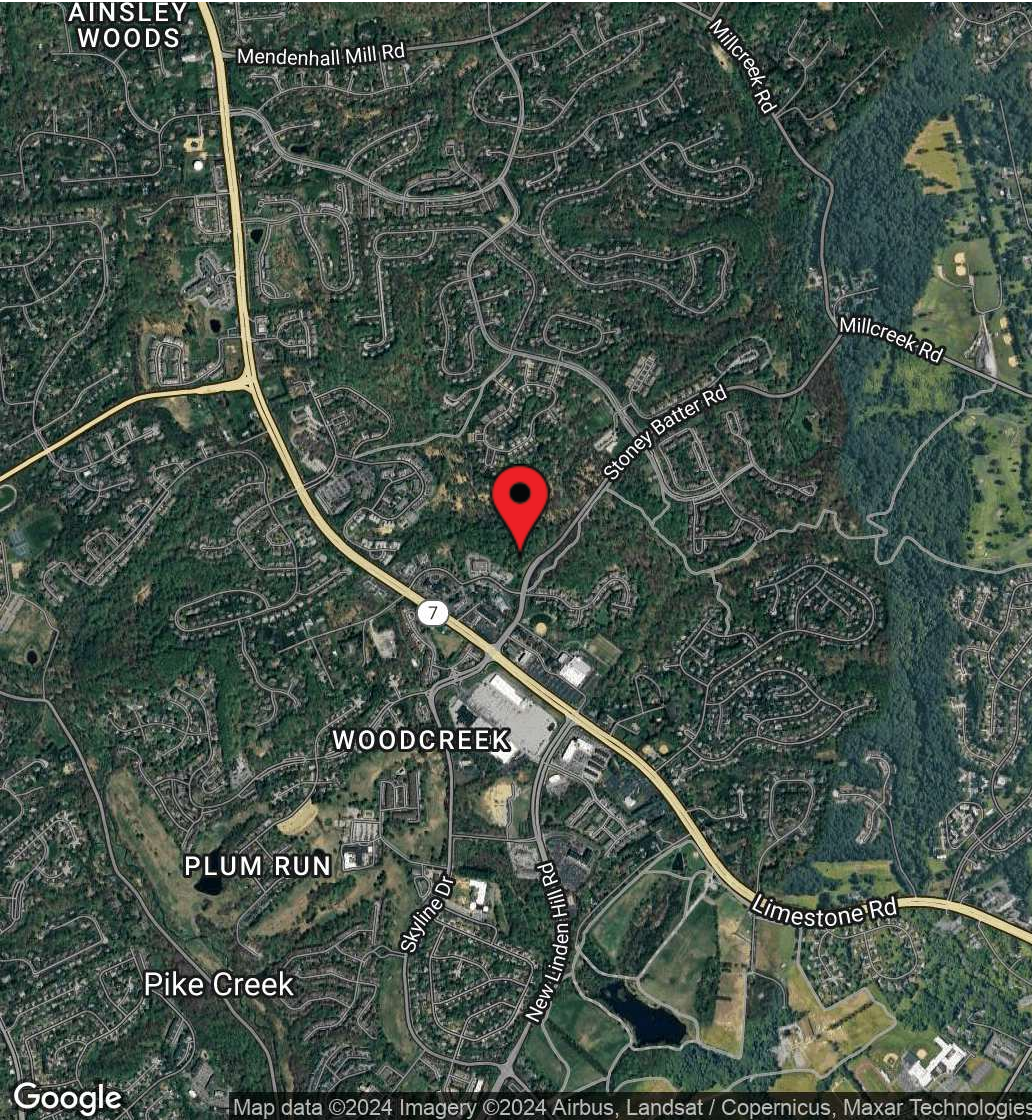
DSM Commercial
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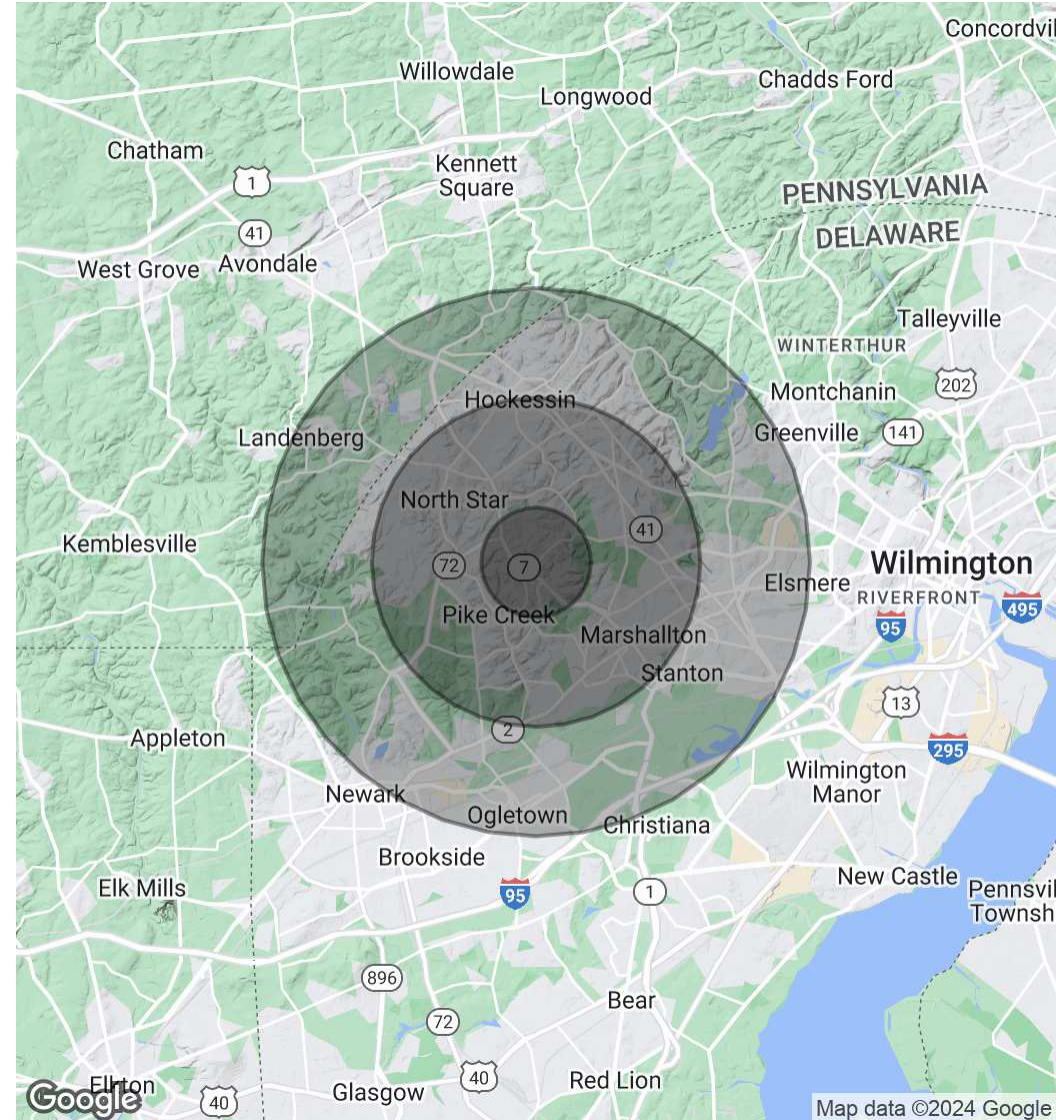


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,839	59,946	124,766
Average Age	42.7	43.1	42.4
Average Age (Male)	44.1	42.2	41.4
Average Age (Female)	42.3	43.8	43.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,044	23,714	49,945
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$139,730	\$118,362	\$109,508
Average House Value	\$330,117	\$324,183	\$315,680

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	5,624	47,767	97,893
Total Population - Black	357	4,366	11,494
Total Population - Asian	1,516	5,058	8,136
Total Population - Hawaiian	0	21	31
Total Population - American Indian	28	174	437
Total Population - Other	40	625	1,980

2020 American Community Survey (ACS)



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