

6972 Main St

Lithonia, GA 30058



FOR SALE

Joe Benes

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BellStreet

For Sale

6972 Main St Lithonia, GA 30058



Property Description

BellStreet is proud to offer this beautiful entertainment venue that can easily be converted into traditional retail/office or restaurant space in the heart of downtown Lithonia! Approximately one mile northeast of I-20 and Evans Mill Rd intersection, one-half mile northeast of Covington Hwy and Evans Mill Rd, one and one-half miles northwest of I-20 and Turner Hill Rd. Approximately two miles from Stonecrest Mall, directly accessible via Klondike Rd.

Adequate parking available on Main St or in paved lot behind building.

Acoustic tile 11' high ceiling, 8" insulation above ceiling.

Demographics	1 Mile	2 Miles	3 Miles
Total Households	2,253	8,193	19,015
Total Population	4,065	19,190	48,939
Average HH Income	\$36,167	\$50,620	\$57,865

Property Highlights

- New roof and updated HVAC system
- Store front building perfect for retail or office tenants
- Adequate parking available in front of building on Main and in the paved lot behind building
- Sprinklers with high ceilings
- Approximately 2 miles from Stonecrest Mall
- Great retail or office location in Downtown Lithonia!

Offering Summary

Sale Price:	\$450,000
Number of Units:	1
Lot Size:	0.1 Acres
Building Size:	3,100 SF

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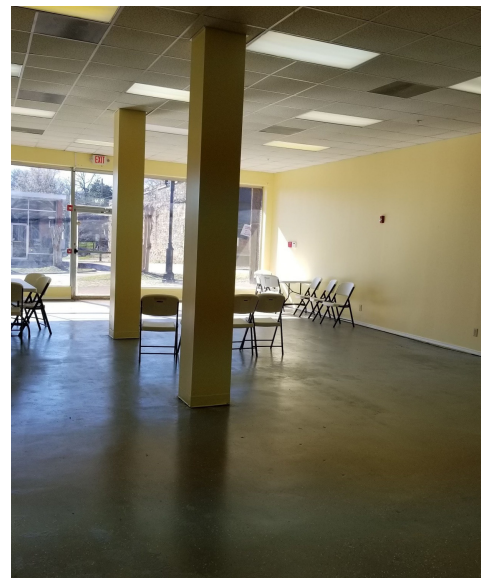
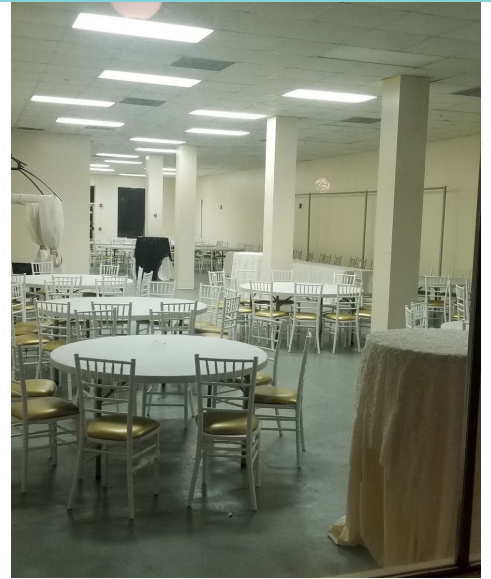
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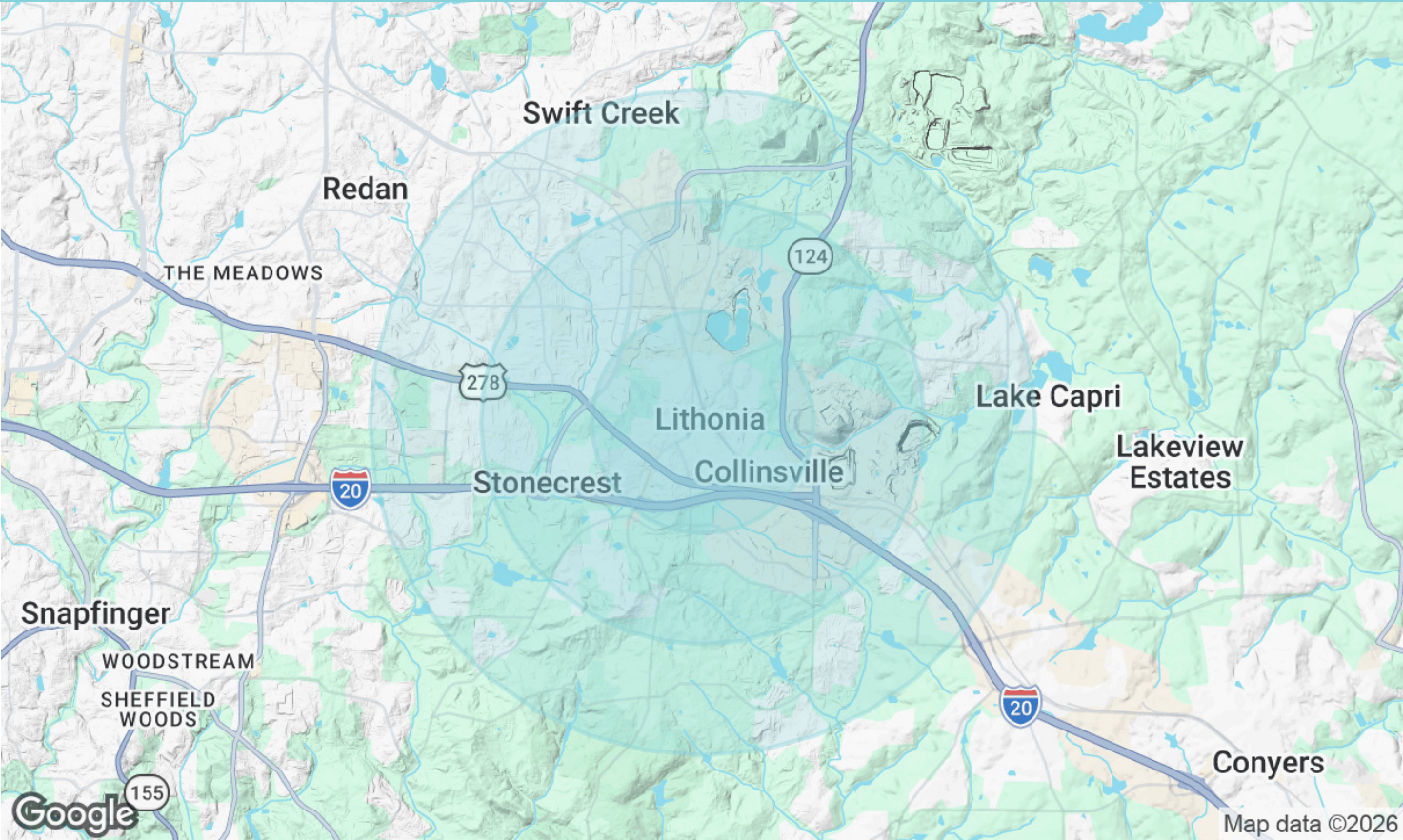
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Population	1 Mile	2 Miles	3 Miles
Total Population	4,065	19,190	48,939
Average Age	31.0	32.3	33.3
Average Age (Male)	25.7	27.9	30.0
Average Age (Female)	34.0	35.4	35.8

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	2,253	8,193	19,015
# of Persons per HH	1.8	2.3	2.6
Average HH Income	\$36,167	\$50,620	\$57,865
Average House Value	\$48,402	\$77,587	\$106,390

* Demographic data derived from 2020 ACS - US Census

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Joe Benes

Director

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Professional Background

With over 6 years of professional experience in commercial real estate, I provide clients with proactive, strategic, and results-driven leasing and sales services. My expertise is focused on Atlanta's industrial, office, and retail markets, where I specialize in acquisitions, dispositions, and investment opportunities. Having transitioned from a general asset-class approach to a concentrated focus in these sectors, I have developed a strong understanding of the market dynamics, competitive landscape, and growth opportunities that drive successful transactions.

At BellStreet Commercial Real Estate, I am committed to delivering comprehensive real estate solutions with the highest standards of professionalism, integrity, and client service. Clients rely on our deep local market knowledge and strategic insight to help them achieve their investment and business objectives. I believe long-term success is built through trust, collaboration, and consistently delivering exceptional outcomes.

By combining individual initiative with a collaborative team approach, I work to create value for clients across development, commercial investment brokerage, leasing, sales, and property management services. My dedication to excellence and integrity continues to shape the strategies and relationships that drive successful results for both clients and partners.

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