

West Metro Atlanta  
Commercial office  
on 1.01 acre lot

**exp**<sup>®</sup>  
REALTY



FLOOR PLAN CREATED BY (GROUP) ART. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



**FLOOR PLAN**

**AERIAL VIEW**

**FRONTAGE VIEW**

## FEATURES


- ✓ High traffic - 14,000+ VPD
- ✓ 100 ft. road frontage
- ✓ 2 miles from Interstate I-20
- ✓ Commercial C-H zoning
- ✓ 290 permissible business uses
- ✓ parking for 10, room for more
- ✓ Adjacent commercial .59 acre lot available, zoning C-G

## DEMOGRAPHICS

- Strong trade area with 16,100+ residents.
- Young consumer base with a median age of 29.
- Household income support at \$54,982 median household income.
- Dense surrounding market with 1,232 people per square mile.
- Broader countywide affluence with \$82,984 median household income

**\$450,000**

 [andrew@bdjrealestate.com](mailto:andrew@bdjrealestate.com)

 1372 Peachtree St. NE,  
Atlanta GA 30305

 770-912-0589



## OFFERING PROCEDURE

Please submit offers in the format of a Letter of Intent (LOI). Offers should include the minimum points:

1. Price
2. Earnest Money Deposit
3. Due Diligence Period
4. Closing Cost Responsibilities
5. Closing Date
6. Whether the LOI is binding or non-binding

The seller will only entertain written proposals that have been submitted by the Buyer or its agent.

The Seller retains the right to negotiate with any party at any time.

The Seller reserves the unrestricted right to decline any or all offers.

Please direct all offers to: [andycichon@bdjrealestate.com](mailto:andycichon@bdjrealestate.com)