

248 OLD ATLANTA RD

STOCKBRIDGE,
GA 30281

FOR SALE OR LEASE
4,480± SF Freestanding Warehouse
with 2.08± Acres of Outside Storage

TOMMY BARROW

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JASON MCCART, SIOR

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KING *Industrial
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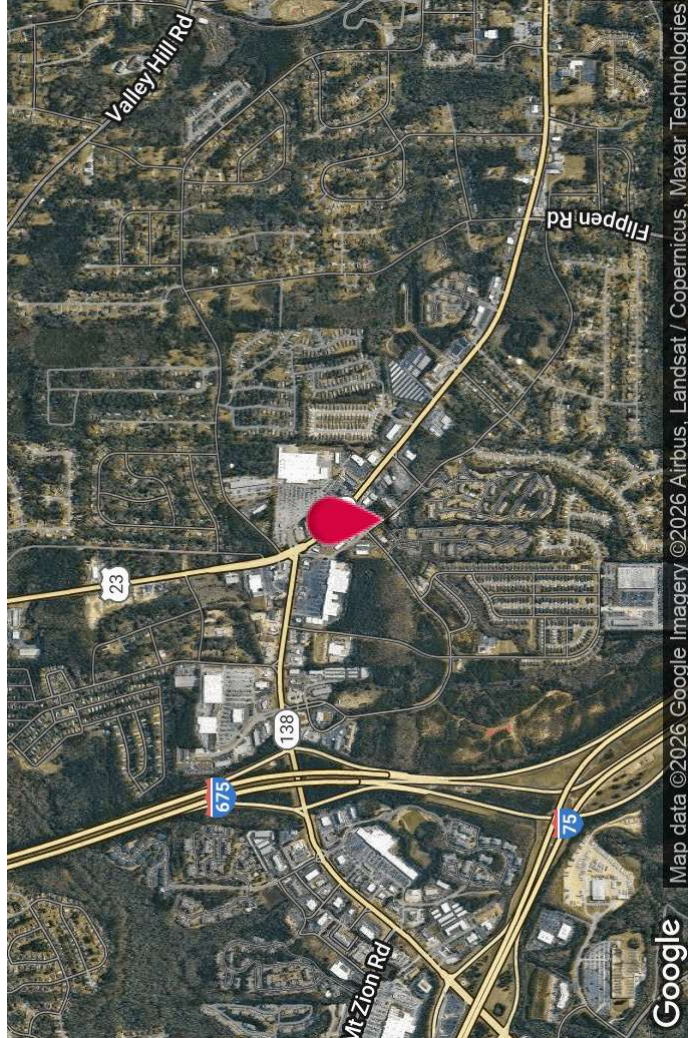
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FOR
SALE/LEASE



PROPERTY HIGHLIGHTS

- Updated Office Area
- (1) 9'x10' Drive-In Door
- (6) 12'x14' Oversized Drive-In Doors
- Updated Warehouse Area & Lighting
- Newly Paved & Graveled Yard w/Secure Fence & Gate
- Zoned C-3 City of Stockbridge
- Examples of a Few Approved Uses Are: recreational vehicle/boat sales & service, auto leasing/sales & repair shops, tire shop, construction & landscape, building materials store, brewpub, growler, brewery, plumbing, hvac equipment, outside storage
- 1± Miles to I-675 Exit 1
- 2± Miles to I-75 Exit 228



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ADDITIONAL
PHOTOS



TOMMY BARROW

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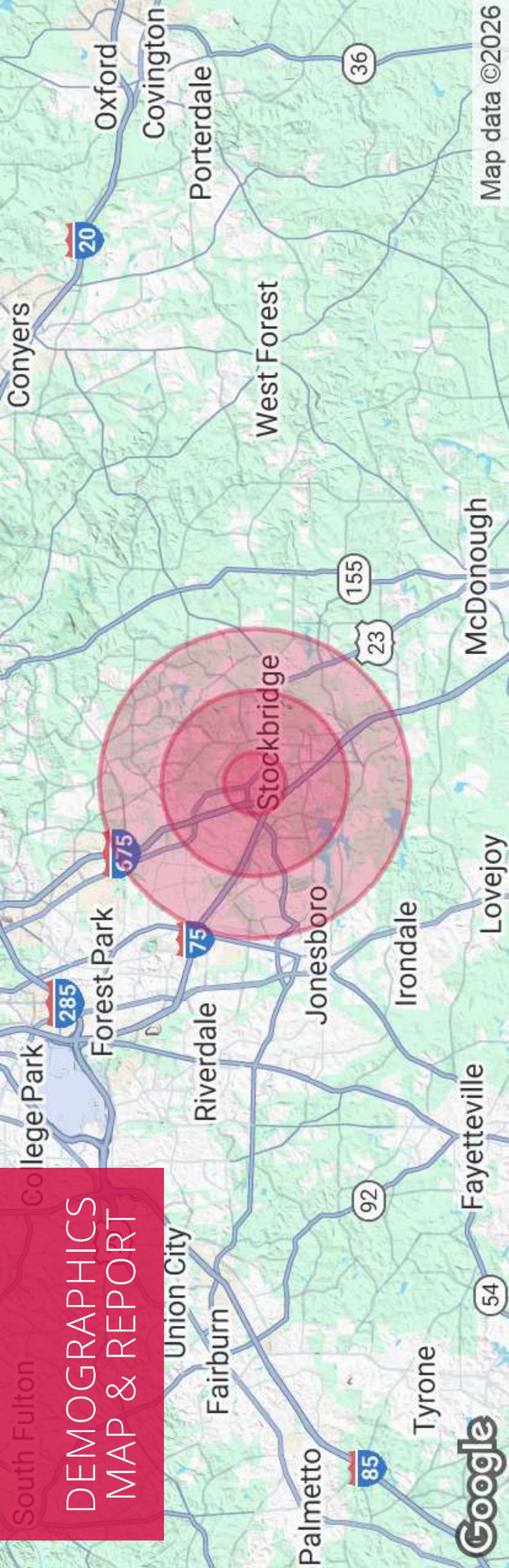
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**DEMOGRAPHICS
MAP & REPORT**

POPULATION

| | | | |
|----------------------|------------------------|--------------------------|---------------------------|
| Total Population | 1 MILE 8,973 | 3 MILES 58,275 | 5 MILES 133,637 |
| Average Age | 36 | 38 | 39 |
| Average Age (Male) | 35 | 36 | 38 |
| Average Age (Female) | 37 | 40 | 41 |

HOUSEHOLDS & INCOME

| | | | |
|---------------------|------------------------|--------------------------|--------------------------|
| Total Households | 1 MILE 3,356 | 3 MILES 21,366 | 5 MILES 48,265 |
| # of Persons per HH | 2.7 | 2.7 | 2.8 |
| Average HH Income | \$63,321 | \$77,213 | \$84,442 |
| Average House Value | \$205,103 | \$232,368 | \$263,284 |

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EXCLUSIVELY LISTED BY:

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