

Auto-Service Garage FOR SALE

2474 Moreland Avenue, SE, Atlanta, GA 30315



PROPERTY OVERVIEW

Bull Realty is pleased to present this $\pm 5,000$ SF auto service garage and body shop located on busy Moreland Avenue in Atlanta. Offered at \$1,000,000, the property sits on approximately ± 0.6 acres and is well suited for automotive service, collision repair, fleet maintenance, or owner-users seeking a functional industrial facility.

The five-bay building includes office space, multiple access points, and two oversized garage doors on each end with three additional functional doors in the center bays. The offering also includes a $\pm 23' \times 14'$ paint booth, a secondary rear building for additional workspace or storage, and potential use of existing on-site equipment.

Positioned along a major commercial corridor, the property benefits from strong visibility and traffic counts of approximately 34,400 vehicles per day near the site. The surrounding industrial area serves numerous trucking, freight, logistics, and automotive-related businesses.

The property offers excellent regional access with Interstate 285 approximately 1.5 miles south and downtown Atlanta just over 5.5 miles north.



AVAILABLE Immediately



TRAFFIC COUNTS $\pm 34,400$ VPD



INCLUDES 5 BAY DOORS



PRICE \$1,000,000



SIZE $\pm 5,000$ SF

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

CONTACT



JARED DALEY
Commercial Real Estate Advisor
404-876-1640 x111
Jared@BullRealty.com



MEGAN DALEY
Commercial Real Estate Advisor
404-876-1640 x153
Megan@BullRealty.com



ANGIE SARRIS
V.P. The Retail Group
404-876-1640 x176
Angie@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway
Suite 600
Atlanta, GA 30328
BullRealty.com

Auto-Service Garage FOR SALE



CONTACT



JARED DALEY
Commercial Real Estate Advisor
404-876-1640 x111
Jared@BullRealty.com



MEGAN DALEY
Commercial Real Estate Advisor
404-876-1640 x153
Megan@BullRealty.com



ANGIE SARRIS
V.P. The Retail Group
404-876-1640 x176
Angie@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway
Suite 600
Atlanta, GA 30328
BullRealty.com

Auto-Service Garage FOR SALE

2474 Moreland Avenue, SE, Atlanta, GA 30315



DEMOGRAPHICS



POPULATION

1 Mile	4,134
3 Miles	53,223
5 Miles	209,031



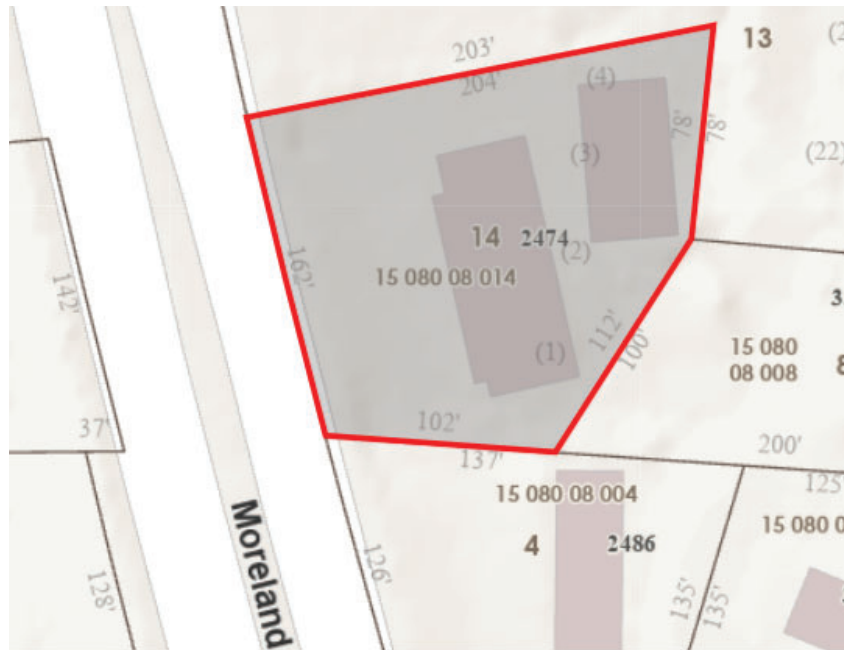
HOUSEHOLDS

1 Mile	1,251
3 Miles	20,042
5 Miles	88,809



AVG. HH INCOME

1 Mile	\$73,504
3 Miles	\$107,419
5 Miles	\$119,737



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

CONTACT



JARED DALEY
Commercial Real Estate Advisor
404-876-1640 x111
Jared@BullRealty.com



MEGAN DALEY
Commercial Real Estate Advisor
404-876-1640 x153
Megan@BullRealty.com



ANGIE SARRIS
V.P. The Retail Group
404-876-1640 x176
Angie@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway
Suite 600
Atlanta, GA 30328
BullRealty.com

Auto-Service Garage FOR SALE



IN THE AREA

DOG RIVER PARK

The Dog River Park is located in the southern part of the County off Georgia Highways 166 and 5. Douglas County recently acquired approximately 900 acres of land to protect the quality of its drinking water source (the Dog River) and to provide active and passive recreation for residents. A two-mile stretch of the Dog River will be protected by low-impact use. This land, the future site of the Dog River Park, is very pristine and plays host to many large sculpted rocks. The Dog River, a feeder into the Chattahoochee River, flows throughout the property. The natural beauty of this land will make an excellent passive recreational area.



SIX FLAGS OVER GEORGIA

Six Flags Over Georgia is a 290-acre theme park located west of Atlanta, Georgia, in unincorporated Cobb County. Opened in 1967, it is the second park in the Six Flags chain, after the original opening in 1961 in Texas. Six Flags over Georgia is also the largest amusement park in the City of Atlanta.



SWEETWATER CREEK STATE PARK

Sweetwater Creek State Park is a 2,549-acre Georgia state park in east Douglas County, 15 miles from Downtown Atlanta. The park features wooded walking and hiking trails, the George Sparks Reservoir, a visitor center, a bait shop, and a gift shop as well as the ruins of the New Manchester Manufacturing Company. The Visitor Center displays artifacts that belong to Native Americans, remnants from the Civil War era and mounted animals and birds. The park has rich biodiversity, geology and history.



ARBOR PLACE MALL

Arbor Place Mall is a shopping mall located in Douglasville, GA. The mall opened up in 1999 and currently has over 120 retail stores that include American Eagle, Belk, Dillard's, H&M, Olive Garden and more.



JARED DALEY
Commercial Real
Estate Advisor
404-876-1640 x111
Jared@BullRealty.com



MEGAN DALEY
Commercial Real
Estate Advisor
404-876-1640 x153
Megan@BullRealty.com



ANGIE SARRIS
V.P. The Retail Group
404-876-1640 x176
Angie@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway
Suite 600
Atlanta, GA 30328
BullRealty.com