

804 Commerce Blvd  
Riverdale, GA 30296  
Clayton County

NOW FOR SALE  
\$899,000

### PRIME INVESTMENT OPPORTUNITY

- Great for owner-user
- Recently renovated
- Adjacent to busy retail corridor
- Mixed-use zoning for varied uses
- Income potential from existing tenant

Ackerman & Co.

DEL EARLY  
770.913.3913  
dearly@ackermanco.net  
www.ackermanco.com

BUILDING AND  
LAND PARCELS  
FOR SALE



### IDEAL FOR MEDICAL OFFICE, PROFESSIONAL SERVICES, NON-PROFITS AND SCHOOLS

- 2-story, renovated 15,688± SF professional building on 1-acre lot
- Located at intersection of GA Highway 85 and GA Highway 138
- Sale includes two parcels
  - Parcel 1: .63 acre fronting Highway 85
  - Parcel 2: 1.29 acres facing Highway 138
- Flexible building floor plan allows easy separation of suites for additional income
- Ample parking: 65 spaces

NESTLED IN THE HEART OF RIVERDALE AMID WELL-KEPT RESIDENTIAL NEIGHBORHOOD

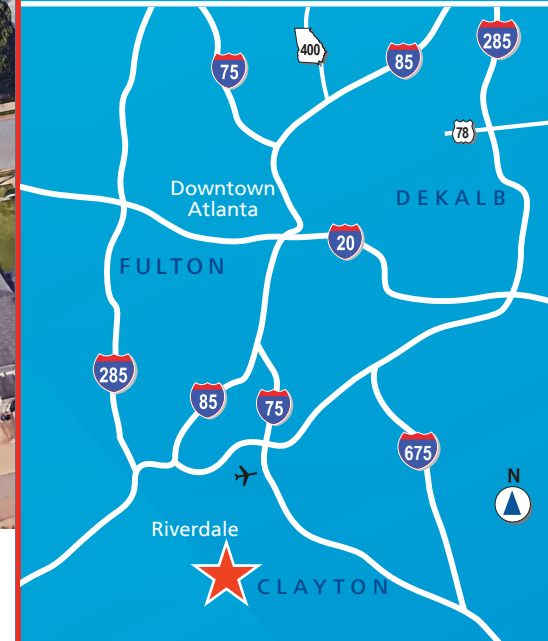


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AREA DEMOGRAPHICS (2017)

 POPULATION

3-MILE	68,008
5-MILE	176,851

 HOUSEHOLDS

3-MILE	23,831
5-MILE	62,595

 AVG HH INCOME

3-MILE	\$66,293
5-MILE	\$62,748

FOR MORE INFORMATION, CONTACT:

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THRIVING RETAIL CORRIDOR & GROWING RESIDENTIAL NEIGHBORHOODS



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