



Hwy 85

Auburn
Ridge Way



Atlanta
Land
Group



FOR SALE

8146 Hwy 85,

Riverdale, GA 30274

Pete Galbiati

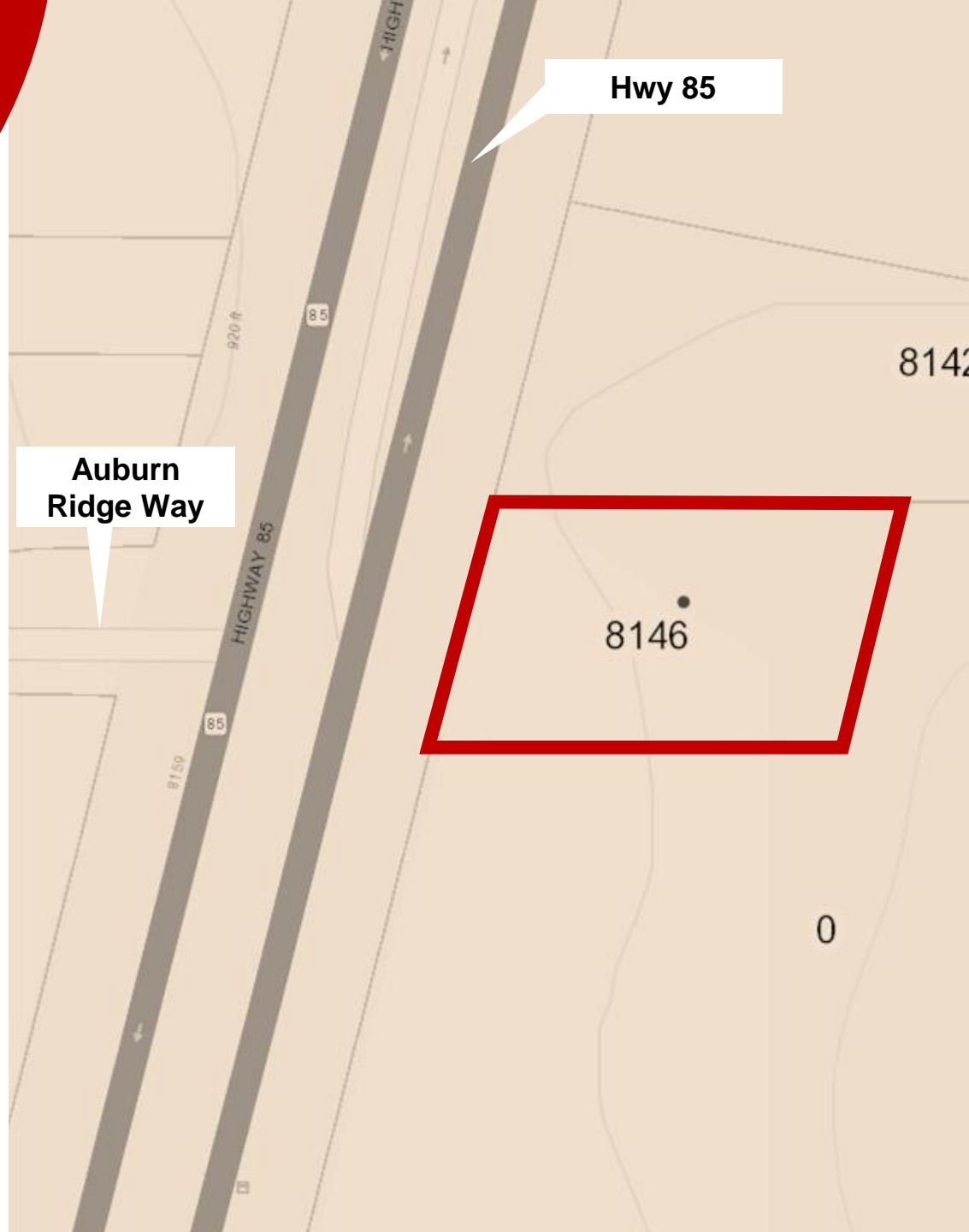
404.374.6499

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PROPERTY OVERVIEW

- +/-0.61 Acres – Clayton County
- Zoned Mixed Use
- 2,761 SF building on property
- Built in 2002
- 3 self serve bays
- 1 automatic bay
- Approximately \$6,000/month cash flow
- +/-130 ft frontage on Hwy 85

- Asking Price - \$395,000



Hwy 85

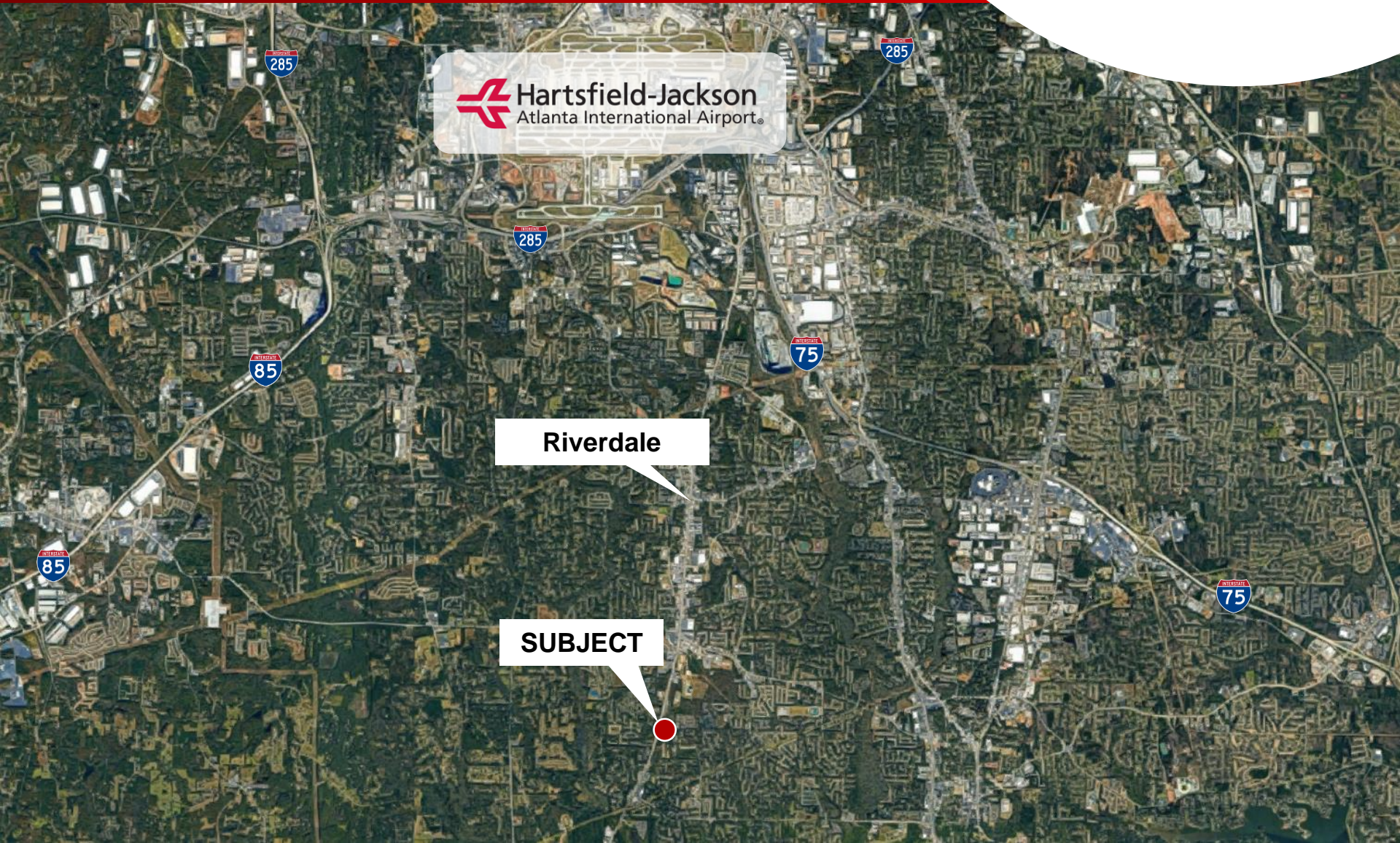
Auburn
Ridge Way

8146

8142

0

PROXIMITY MAP

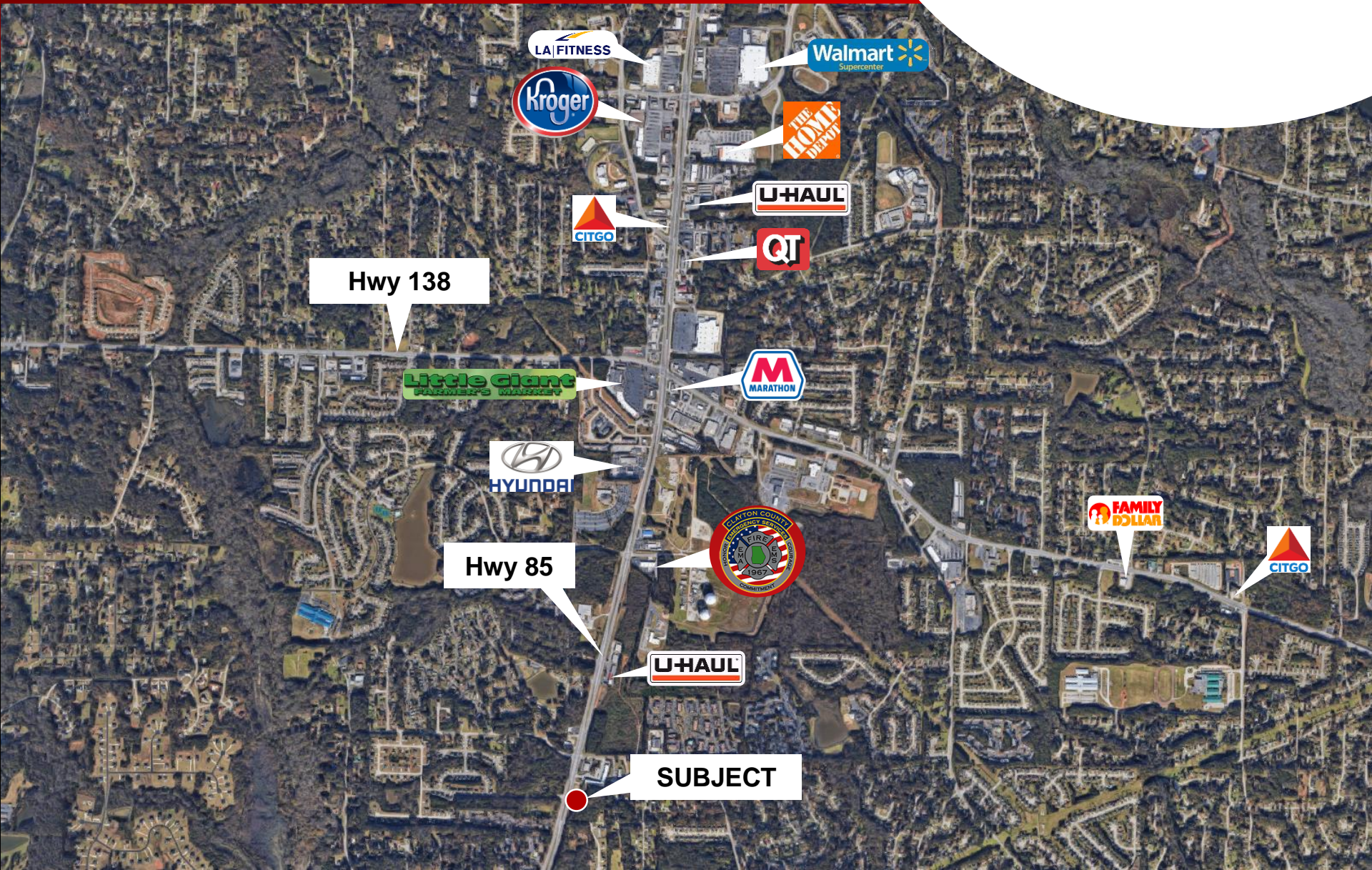


 **Hartsfield-Jackson**
Atlanta International Airport.

Riverdale

SUBJECT

SUBMARKET AERIAL



Hwy 138

Hwy 85

SUBJECT

LA FITNESS

Walmart
Supercenter

Kroger

THE HOME
DEPOT

CITGO

U-HAUL

QT

Little Giant
FARMER'S MARKET

M
MARATHON

HYUNDAI

CLAYTON COUNTY
FIRE DEPARTMENT

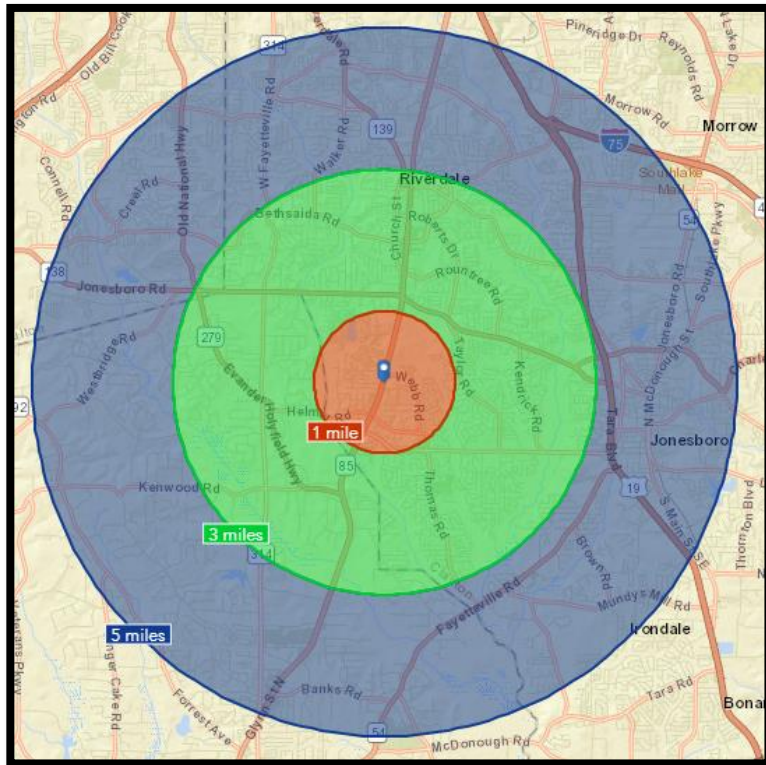
FAMILY DOLLAR

CITGO

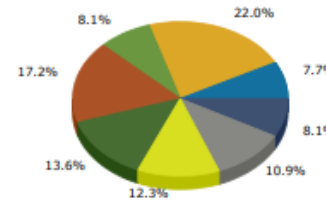
U-HAUL

Demographics Esri 2019

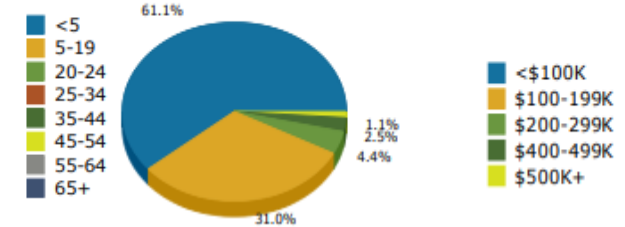
	Population	# of Households	Avg Household Income	Median Age
1 Mile	10,723	3,915	\$53,791	32
1-3 Miles	57,950	20,100	\$59,273	34
3-5 Miles	91,872	32,830	\$58,162	33



2019 Population by Age

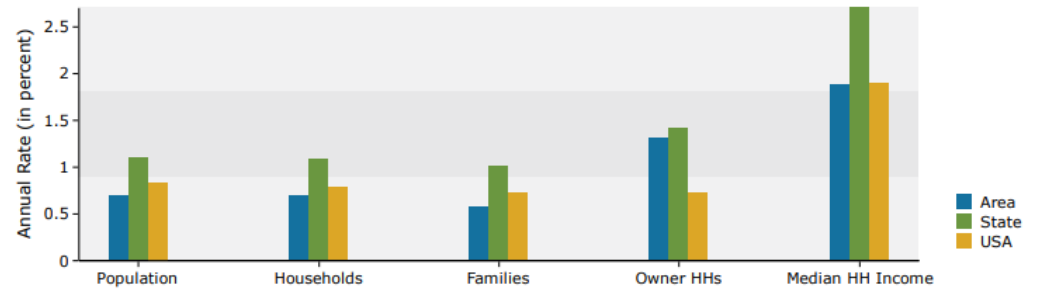


2019 Home Value

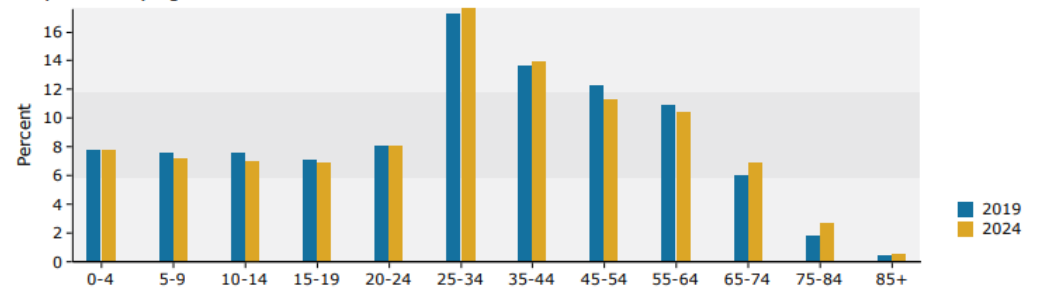


0 - 1 mile

Trends 2019-2024



Population by Age





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