

FREESTANDING PAD OPPORTUNITY

4403 Hugh Howell Road, Tucker, GA 30084

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Site is located at the intersection of Hugh Howell Rd & Cowan Rd in the heart of Tucker's retail corridor



PROPERTY HIGHLIGHTS

- Available: ±0.438 acres for sale, ground lease or built-to-suit
- Signalized intersection with prominent visibility on Hugh Howell
- Formerly a gas station (storage tanks removed in 2009 and "all clean" letter issued by the state)
- Dense retail sector of Tucker with notable retailers: Walmart, Kroger, Staples & Publix
- GA DOT Traffic Counts: Hugh Howell Rd - 25,600 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population Density	5,859	83,259	247,710
Average HH Income (\$)	84,259	83,293	78,269
Daytime Population	12,494	82,239	223,543

EXCLUSIVE AGENT(S)

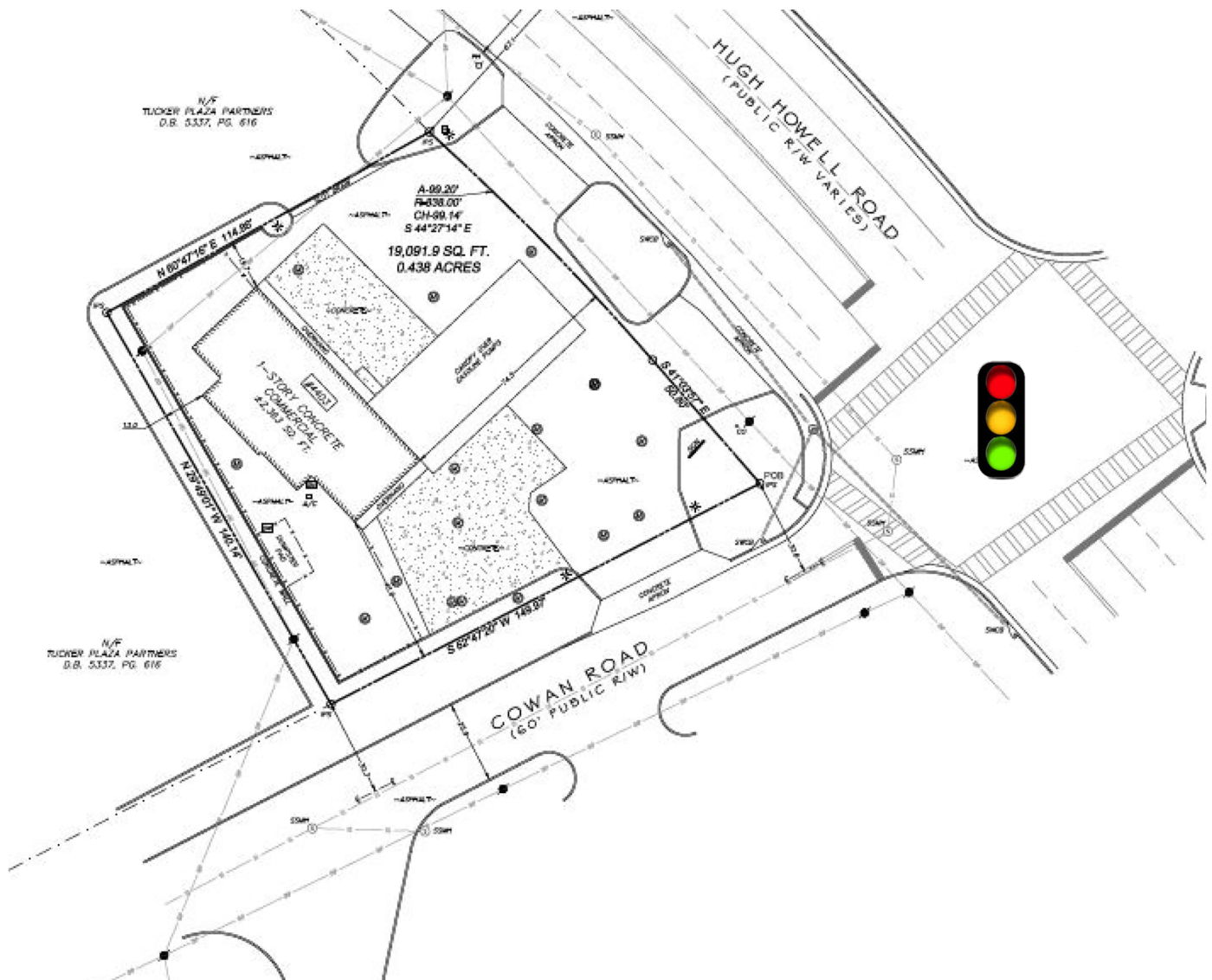
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SITE PLAN



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