



Hwy 42



Atlanta
Land
Group



FOR SALE

Corner Commercial Parcel

Hwy 42 & I-675

Atlanta, GA 30349

Mike Cahalan

678.429.1990

mcahalan@AtlantaLandGroup.com

Robert Armstrong

404.790.6100

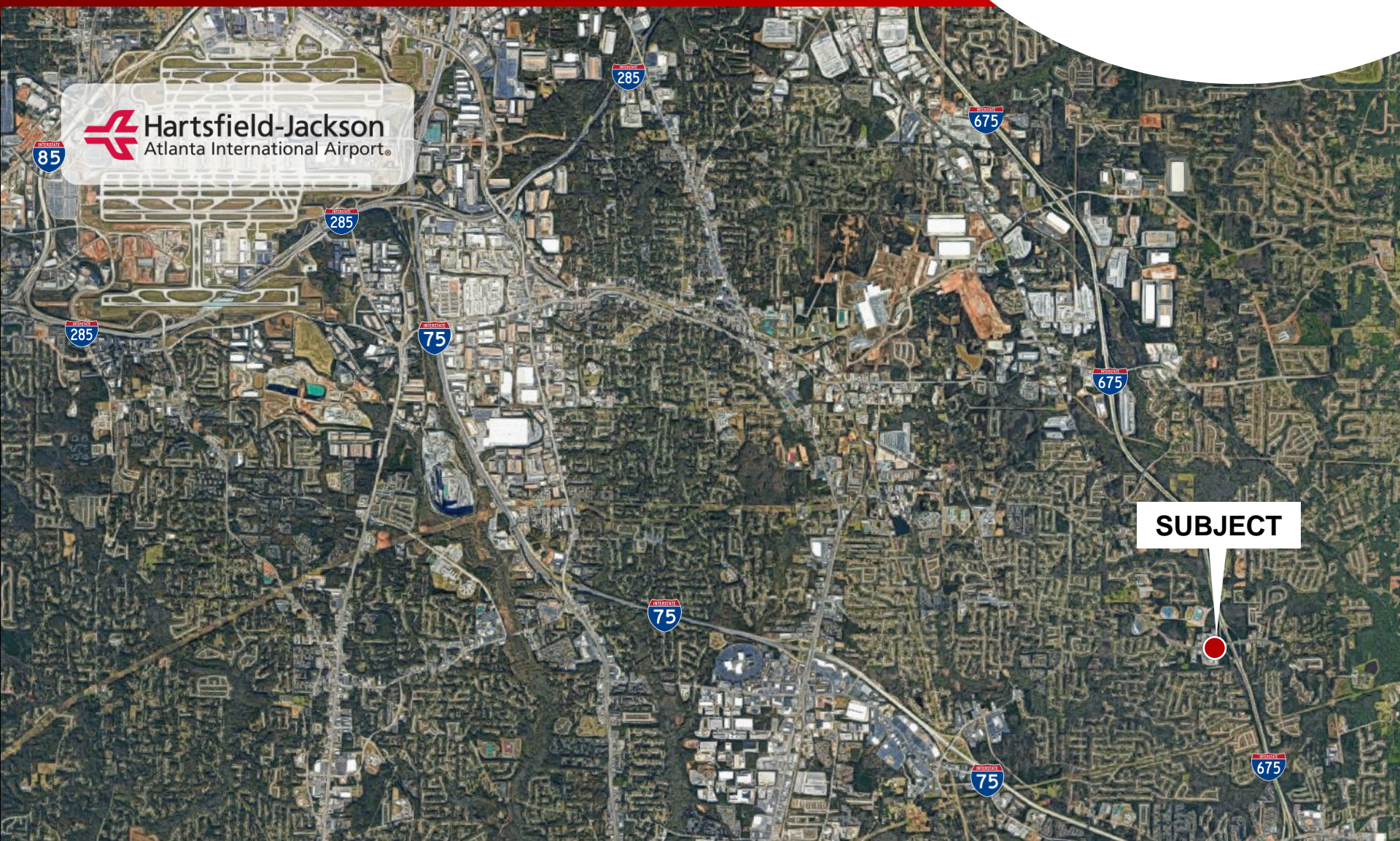
rarmstrong@AtlantaLandGroup.com

PROPERTY OVERVIEW

- 14+/- Acres
- Zoned General Business
- Clayton County
- Assemblage of several tracts
- Vacant previous Waffle House on property
- Great use for any business needing quick access to interstate and road frontage visibility
- Asking Price - \$3,950,000



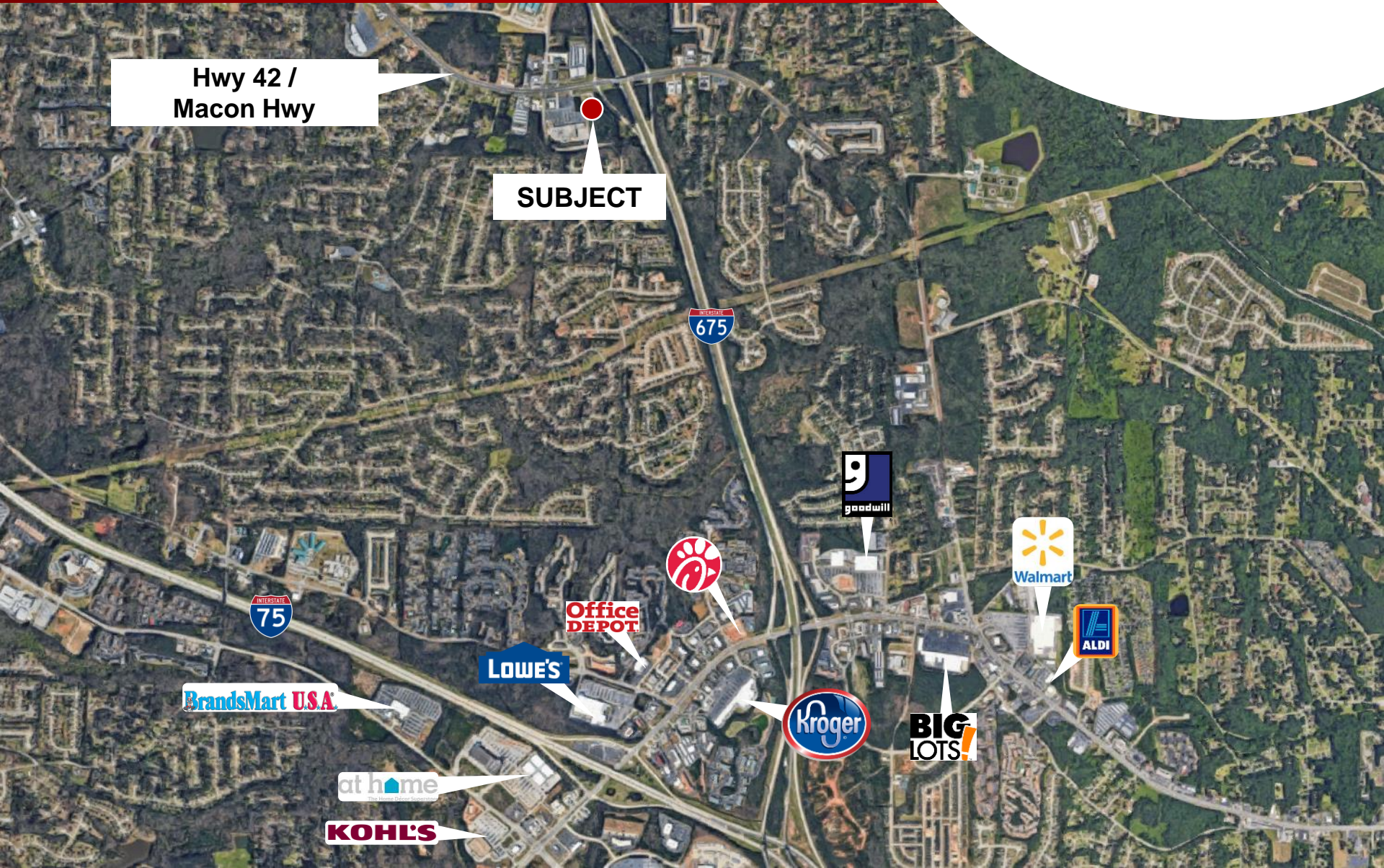
PROXIMITY MAP



 **Hartsfield-Jackson**
Atlanta International Airport.

SUBJECT

SUBMARKET AERIAL



Hwy 42 /
Macon Hwy

SUBJECT

INTERSTATE
675

INTERSTATE
75

BrandsMart U.S.A.

at home

KOHLS

Lowe's

Office
DEPOT



Kroger

goodwill

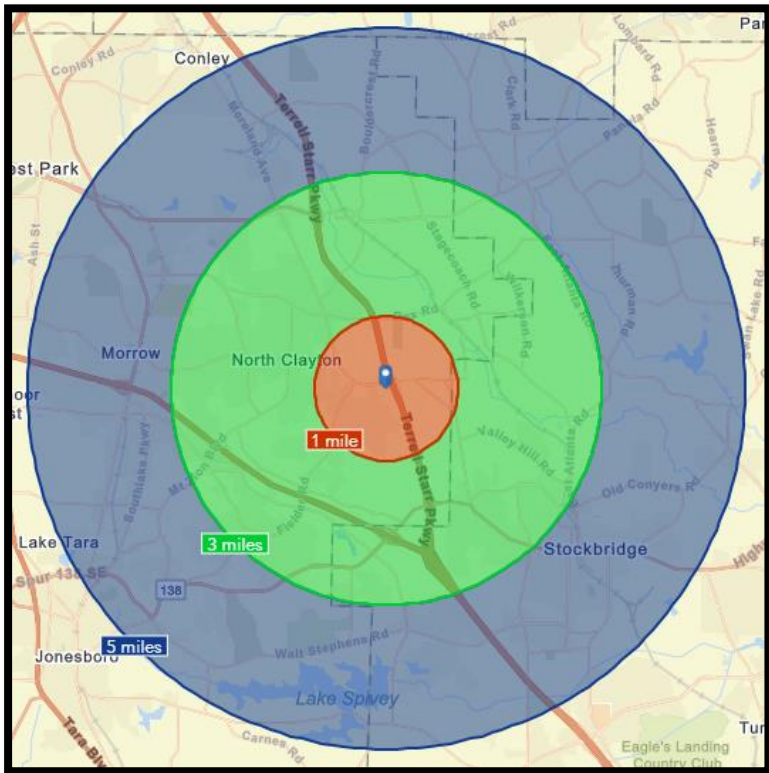
Walmart

ALDI

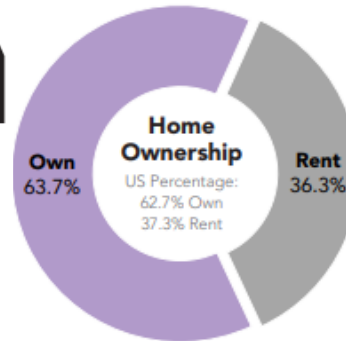
BIG
LOTS!

Demographics Esri 2019

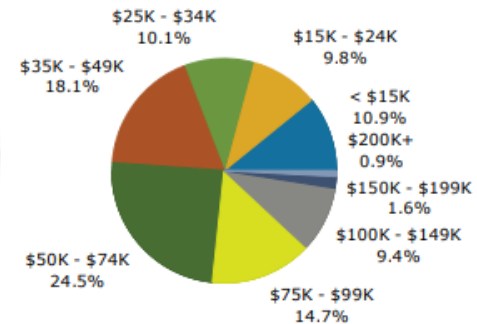
	Population	# of Households	Avg Household Income	Median Age
1 Mile	8,777	3,153	\$58,851	35
1-3 Miles	55,977	19,850	\$61,942	34
3-5 Miles	67,599	24,456	\$67,668	36



Typical Housing:
Single Family
Median Value:
\$145,900
US Median: \$207,300

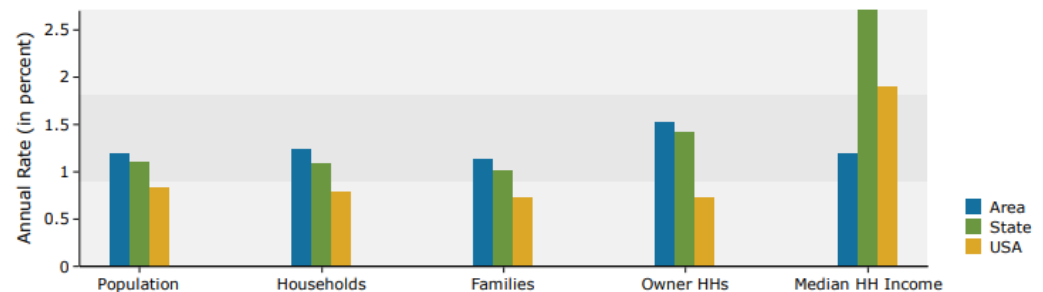


2019 Household Income

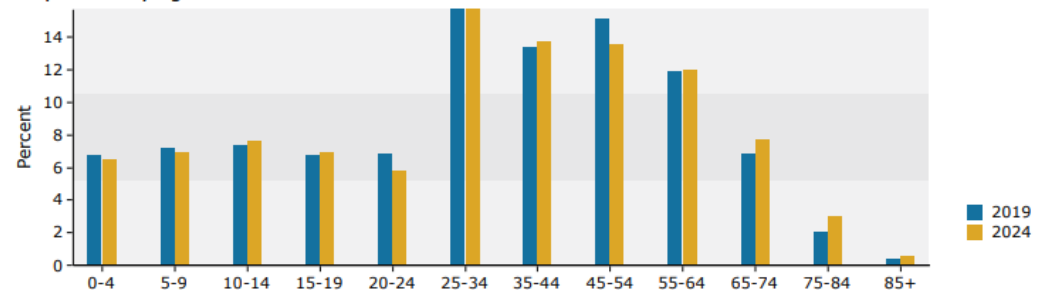


0 - 1 mile

Trends 2019-2024



Population by Age





Mike Cahalan

678.429.1990

mcahalan@AtlantaLandGroup.com



Robert Armstrong

404.790.6100

rarmstrong@AtlantaLandGroup.com

