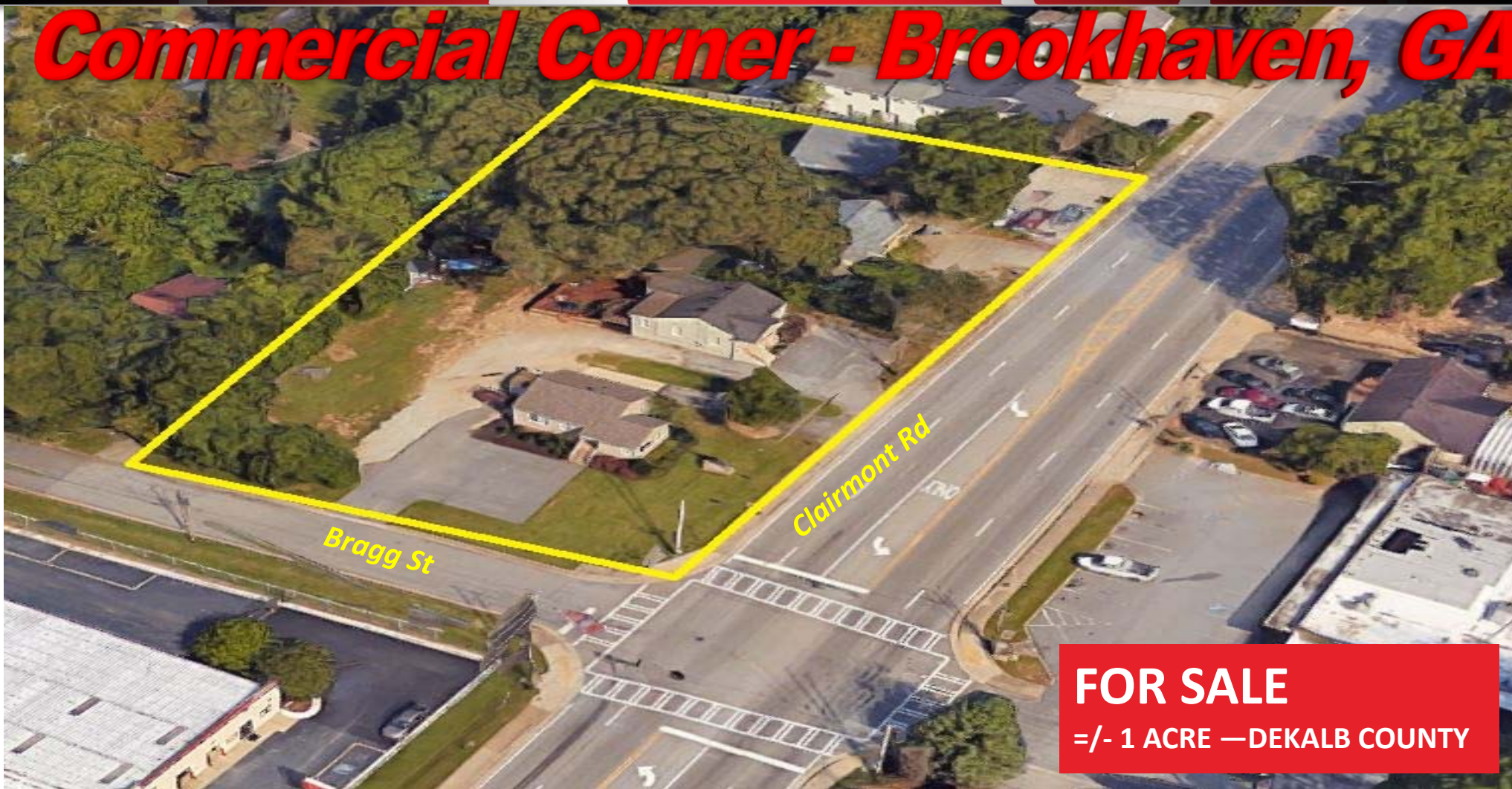


Commercial Corner - Brookhaven, GA



FOR SALE

≈/- 1 ACRE —DEKALB COUNTY



Pete Galbiati | (404) 374-6499
pgalbiati@atlantalandgroup.com

KW Commercial Peachtree Road
804 Town Blvd. Ste A2040
Atlanta, GA 30319
(404) 419-3500



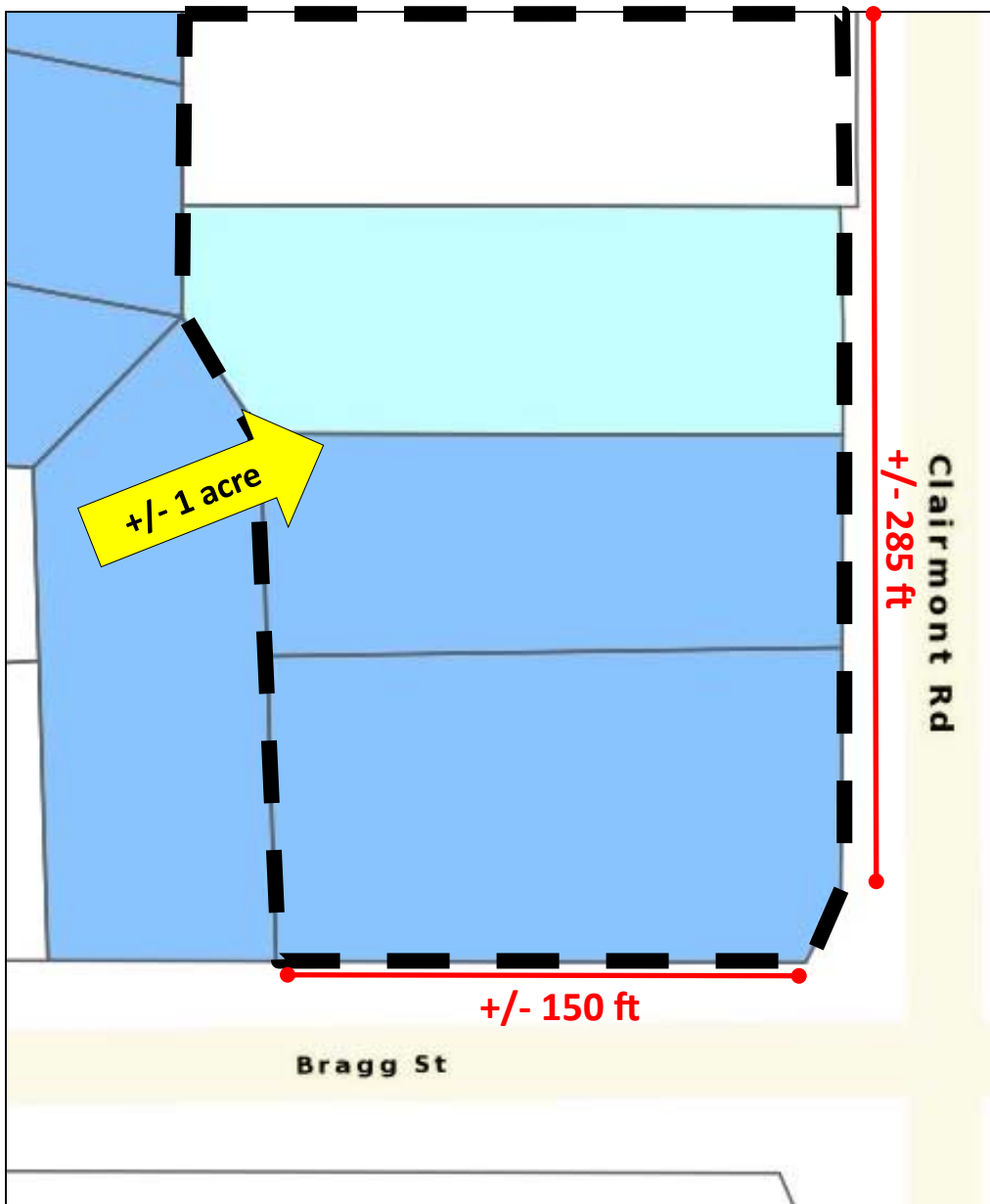
PROPERTY OVERVIEW

- NWC Clairmont Rd & Bragg St.
- +/- 1 acre—4 parcels
- Zoned O-I—City of Brookhaven
- Located at a signalized intersection
- +/- 285 ft of frontage on Clairmont Rd
- +/- 150 ft of frontage on Bragg St.
- Approx. 165 ft of depth
- All utilities available to site
- 24,000 ADT (15) South on Clairmont Rd
- **Asking - \$1,750,000**





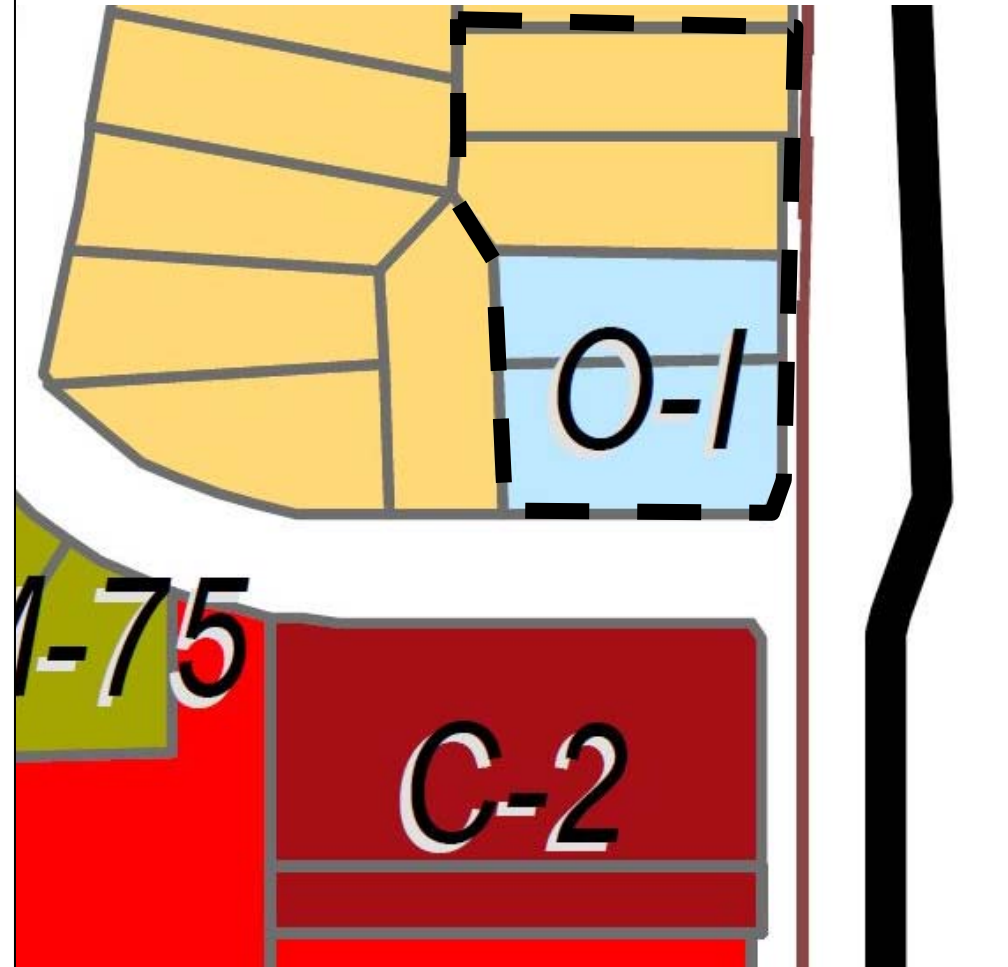


TAX PLAT AND ZONING



City of Brookhaven - Zoning Legend:

-  O-I (Office-Institution)
-  R-75 (Single-Family Residential)





SUBMARKET AERIAL





AERIAL PERSPECTIVE





PROPERTY PICTURES





Pete Galbiati
(C) 404-374-6499 | (O) 404-419-3500
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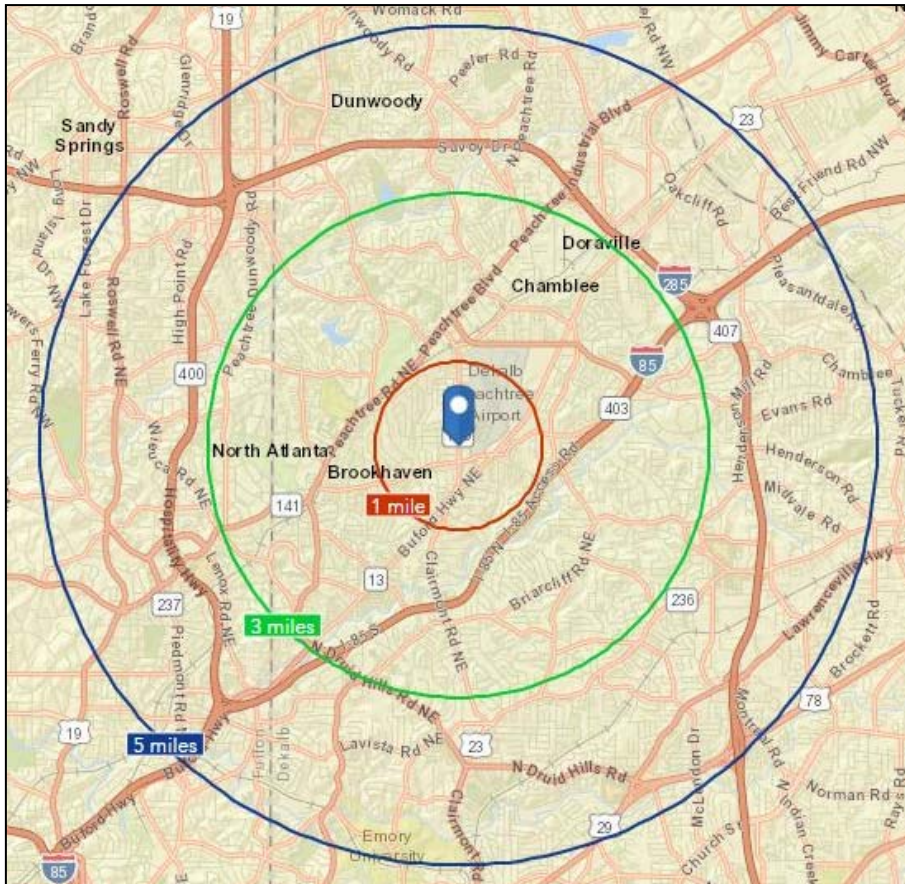
PROPERTY PICTURES



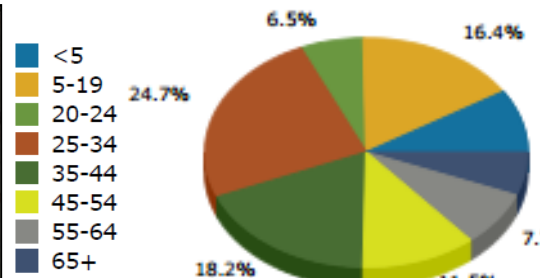


AREA DEMOGRAPHICS

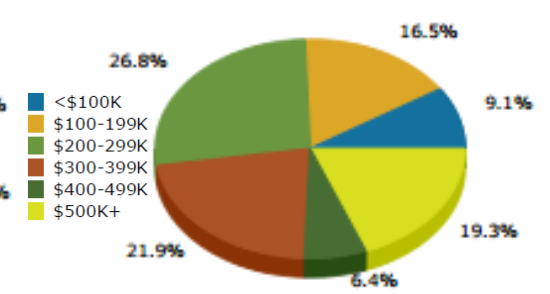
	Population	# of Households	Avg Household Income	Median Age
1 Mile	11,275	4,136	\$75,134	32
3 Miles	110,840	45,821	\$99,794	34
5 Miles	297,700	131,494	\$96,835	34



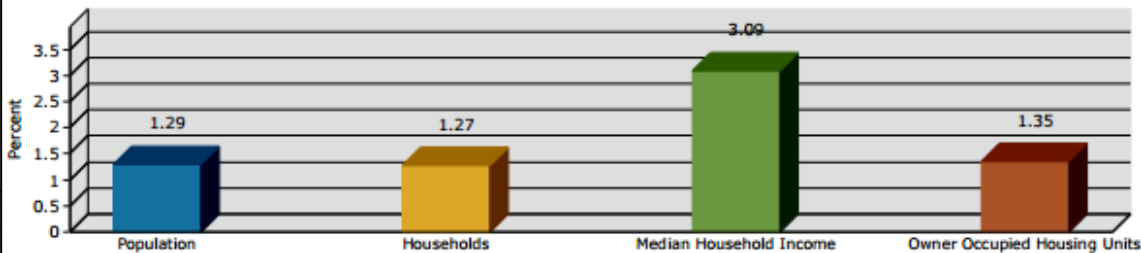
2016 Population by Age



2016 Home Value



2016-2021 Annual Growth Rate



Household Income

