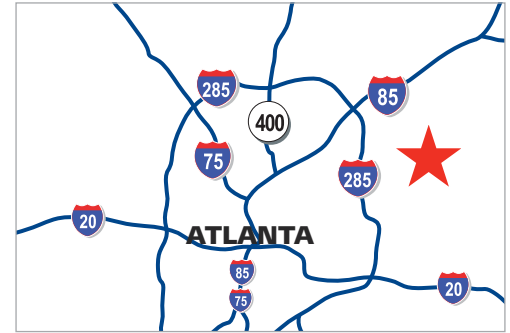


4012 & 4018 Lawrenceville Highway

Tucker, Georgia 30078 | DeKalb County

RETAIL
FOR SALE



BUILDING A



BUILDING B

OVERVIEW

The property consists of two retail buildings zoned commercial on .85 acres with 150 feet of frontage along Lawrenceville Highway. Two curb cuts allow ease of access for tenants and customers to 30+ parking spaces. Building A contains 2,400 SF space in cold shell condition and Building B contains 8,700 SF of move-in ready space. The asking price is \$625,000. The property is large enough to accommodate a retail development or a great acquisition to lease-up. Either exit strategy will provide great rewards in the years to come.

LOCATION

Tucker Georgia is a trending market that is currently receiving national attention from developers and investors. Approximately three miles from I-285, the property is in close proximity to the Tucker Plaza Shopping Center as well as several national retail stores. Nearby retailers include Walmart Supercenter, Publix, Kroger, Staples, Home Goods and Dollar Tree.

DEMOGRAPHICS (2015)

	1-MILE	3-MILE	5-MILE
POPULATION:	4,535	81,602	247,728
HOUSEHOLDS:	1,807	31,953	90,144
AVG HH INCOME:	\$74,098	\$77,497	\$69,935

SPACE AVAILABLE

Building A: 2,400 SF
Building B: 8,700 SF



TRAFFIC COUNTS

- 26,600 VPD on Lawrenceville Highway in front of the property
- 26,800 VPD on Lawrenceville Highway off of the I-285 exit

BEN CAMPBELL
770.913.3931 | bcampbell@ackermanco.net

www.ackermanco.com

Ackerman & Co.

©2016 Ackerman & Co. All rights reserved. While we have no reason to doubt the accuracy of the information provided from sources we deem reliable, we cannot guarantee it and therefore assume no liability for errors, omissions or changes to this content.

4012 & 4018 Lawrenceville Highway

FOR SALE: TWO BUILDINGS 11,100 SF TOTAL

Tucker, Georgia 30078
DeKalb County

AERIAL VIEW



BEN CAMPBELL

770.913.3931 | bcampbell@ackermanco.net

www.ackermanco.com

Ackerman & Co.

©2016 Ackerman & Co. All rights reserved. While we have no reason to doubt the accuracy of the information provided from sources we deem reliable, we cannot guarantee it and therefore assume no liability for errors, omissions or changes to this content.

4012 & 4018 Lawrenceville Highway

FOR SALE: TWO BUILDINGS 11,100 SF TOTAL

Tucker, Georgia 30078
DeKalb County

TAX PLAT



BEN CAMPBELL

770.913.3931 | bcampbell@ackermanco.net

www.ackermanco.com

Ackerman & Co.

©2016 Ackerman & Co. All rights reserved. While we have no reason to doubt the accuracy of the information provided from sources we deem reliable, we cannot guarantee it and therefore assume no liability for errors, omissions or changes to this content.