

Presented By:

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**POWELL PROPERTY GROUP, INC**

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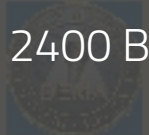


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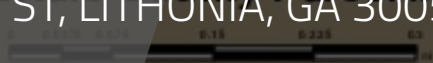
# 2400 BRUCE ST

Land :

2400 BRUCE ST, LITHONIA, GA 30058



DeKalb County Parcel Map

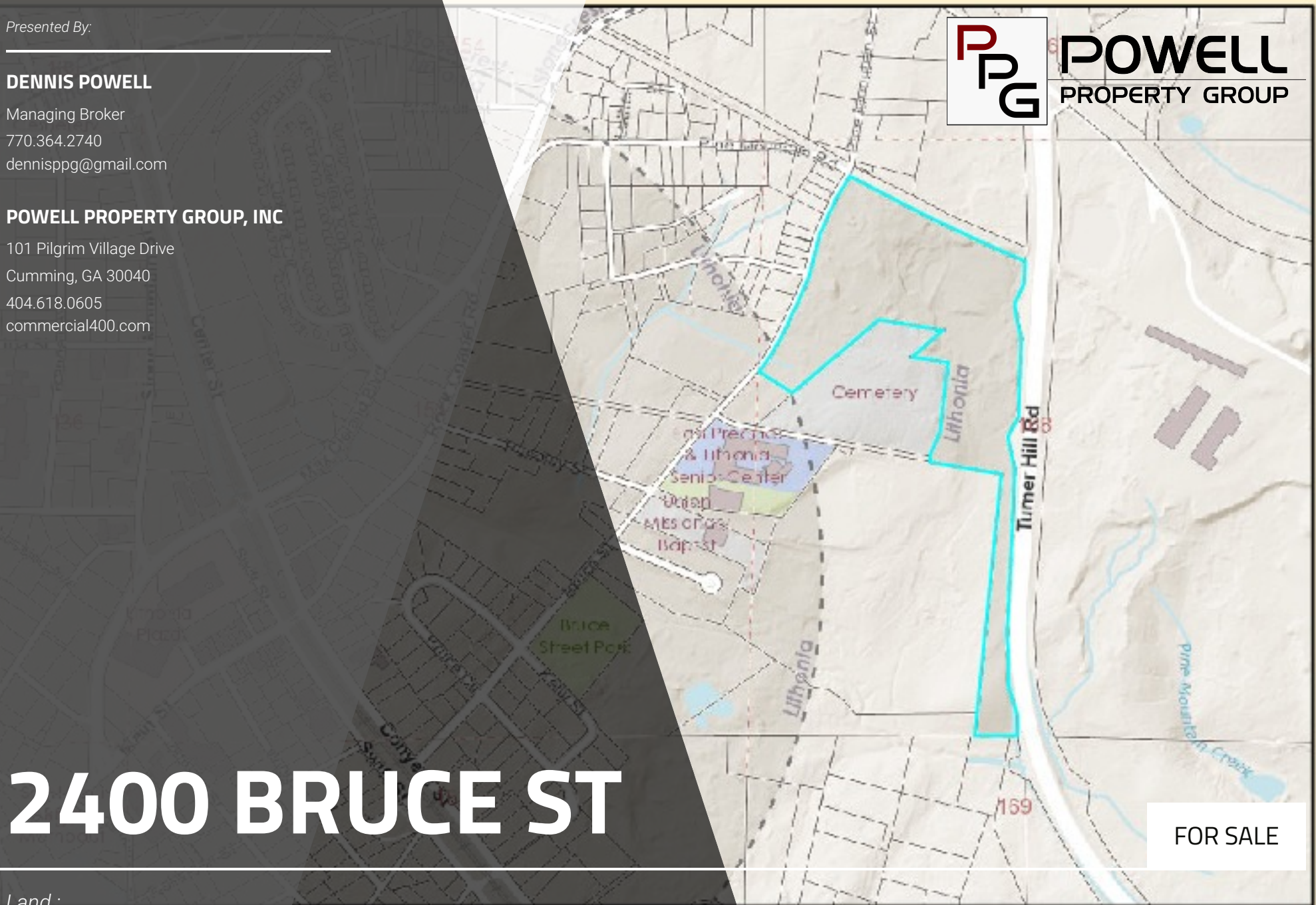


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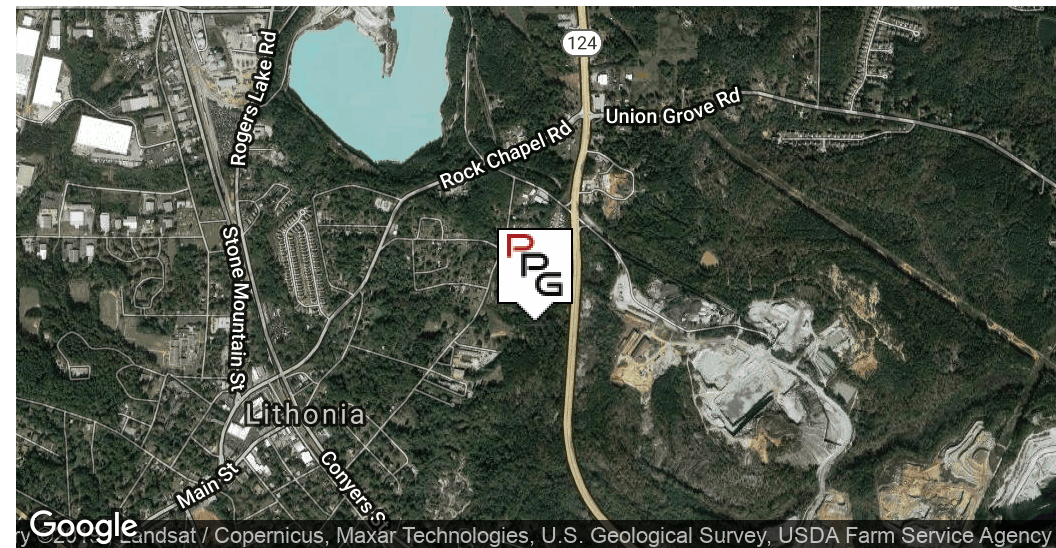
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# 2400 BRUCE ST

2400 BRUCE ST, LITHONIA, GA 30058



## OFFERING SUMMARY

Sale Price:	\$550,000
Lot Size:	24.13 Acres
Price / Acre:	\$22,793
Zoning:	OCR (Office, Commercial, Residential)
Market:	Atlanta
Submarket:	Metro Atlanta, Stone Mountain

## PROPERTY OVERVIEW

Wide Range of Commercial Uses Permitted and a great investment opportunity in a fast growing market.

## PROPERTY HIGHLIGHTS

- Wide Range of Commercial Uses Permitted
- Great Investment Opportunity
- Over 766 Yards of Road Frontage on Highway 124

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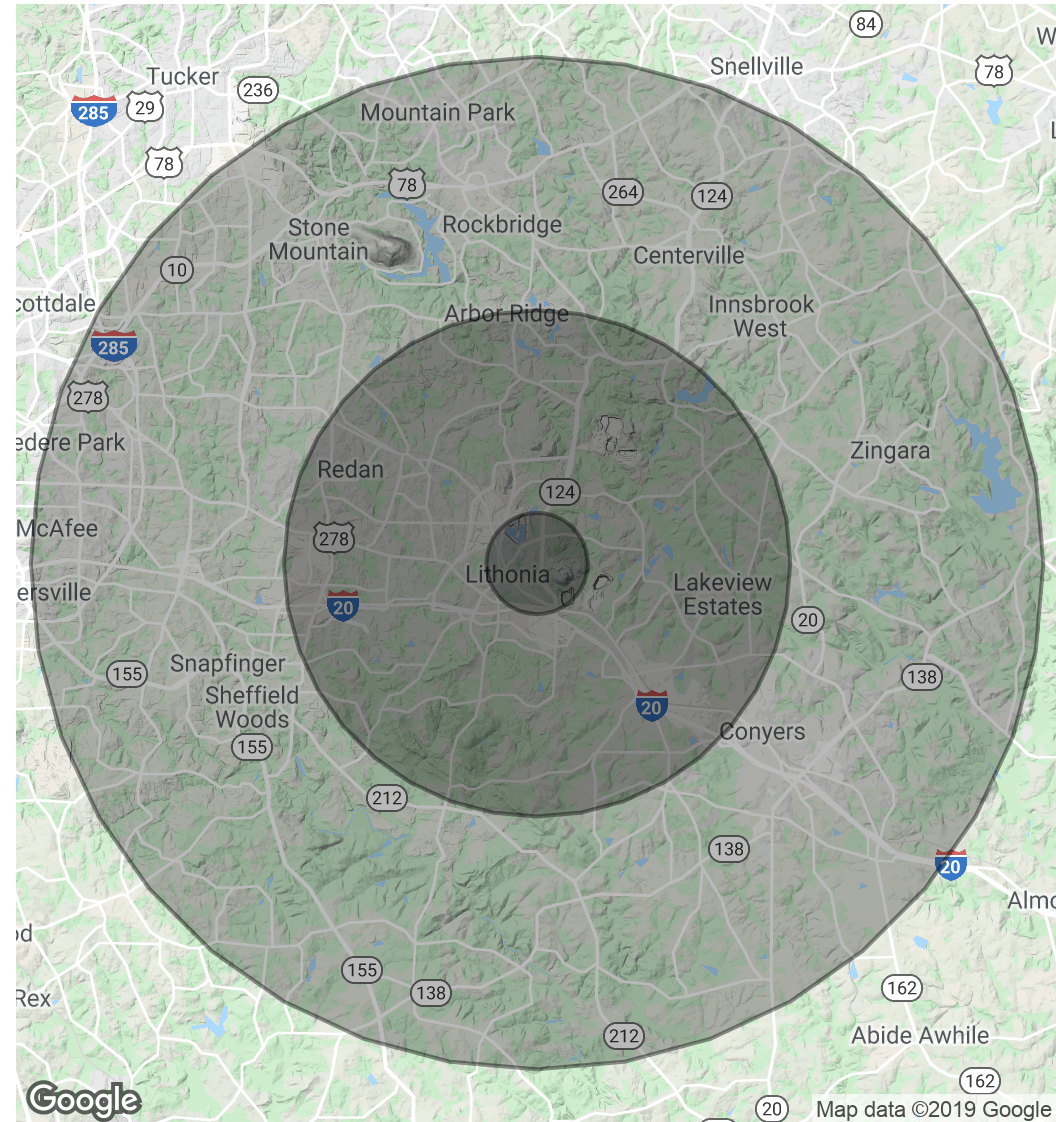


POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,289	108,043	428,604
Median age	34.2	32.7	34.8
Median age (Male)	32.8	30.0	32.5
Median age (Female)	34.6	34.2	36.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	844	38,440	151,268
# of persons per HH	2.7	2.8	2.8
Average HH income	\$50,516	\$58,787	\$64,364
Average house value	\$157,147	\$170,283	\$183,356

\* Demographic data derived from 2010 US Census



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