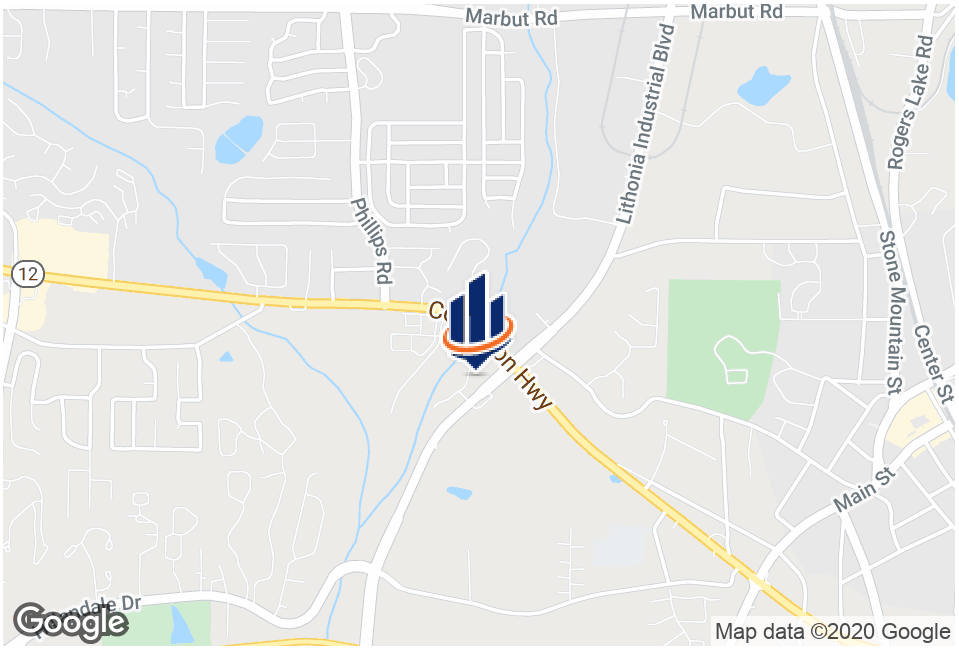
FOR SALE

# 2485 LITHONIA INDUSTRIAL BLVD

**INDUSTRIAL +/- 28,000 SQ FT PAD SITE READY | HIGHWAY I-20**

Lithonia, GA 30058

SVN
CREVISTON REALTY, INC.




## OFFERING SUMMARY

| | |
|---|---|
| SALE PRICE: | $295,000 |
| LOT SIZE: | 1.9 Acres |
| PRICE / ACRE: | $155,263 |
| ZONING: | M |
| MARKET: | Atlanta MSA |
| SUBMARKET: | Lithonia |
| APN: | 16-121-03-014 |

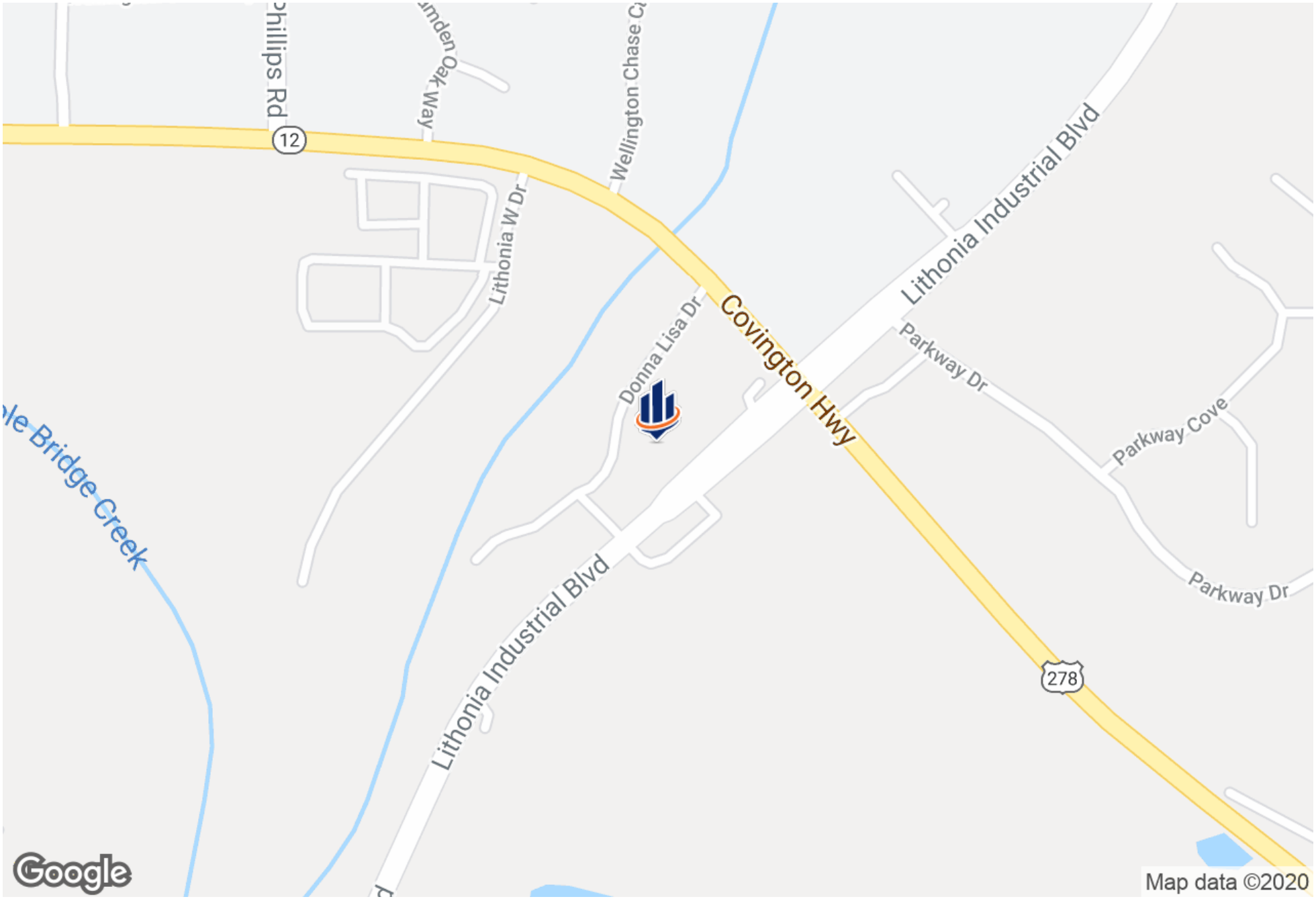
## PROPERTY OVERVIEW

SVN Creviston Realty Inc. is pleased to present for sale 2485 Lithonia Industrial Blvd. Property is located near the corner of Covington Highway. Prime lot development opportunity. 350 feet frontage on Lithonia Industrial Blvd

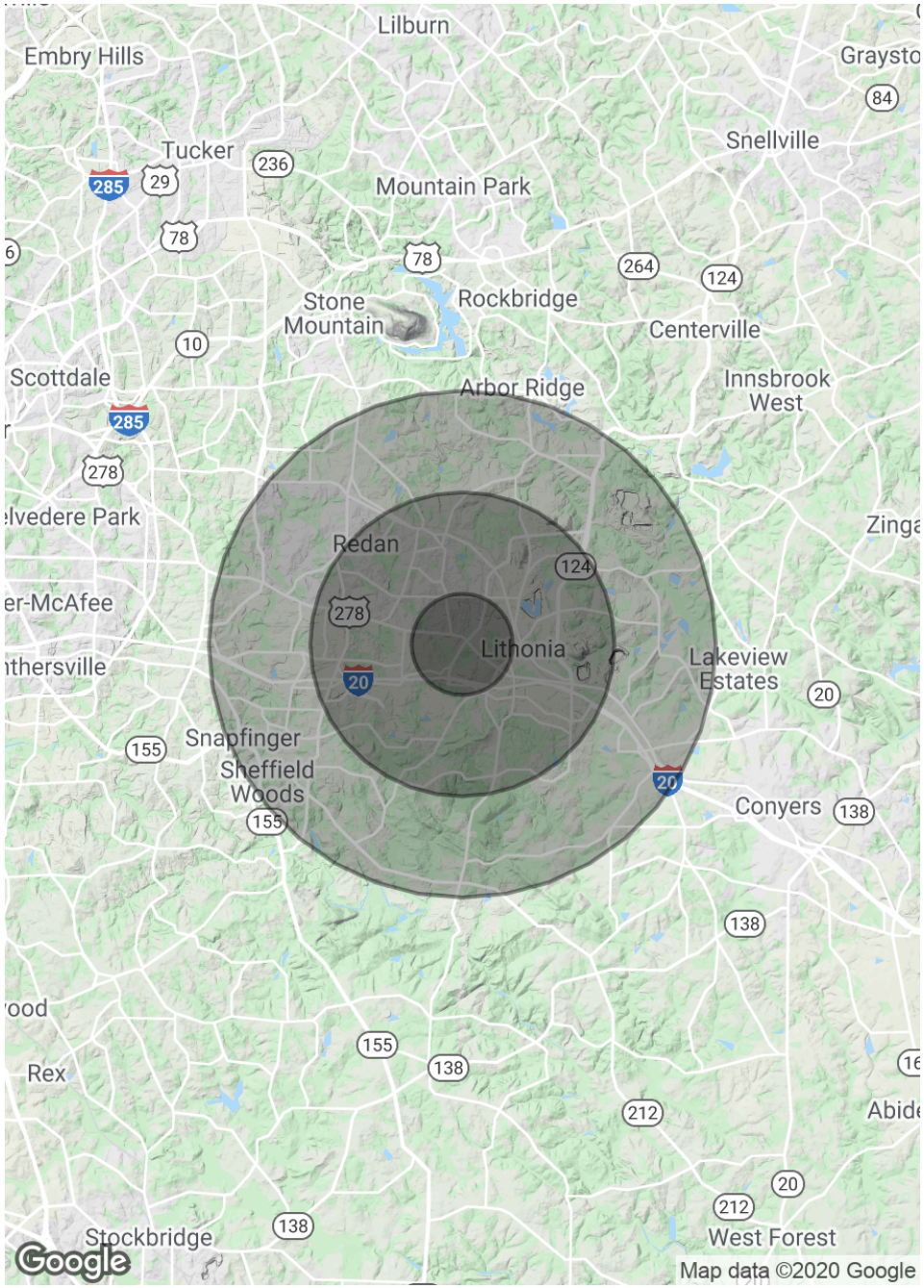
## PROPERTY HIGHLIGHTS

- Near Highway I-20
- Near Highway I-285
- High Traffic Count
- Ample Parking

2485


Phillips Rd
Camden Oak Way
Wellington Chase Cr
12
Lithonia W Dr
Donna Lisa Dr
Covington Hwy
Lithonia Industrial Blvd
Parkway Dr
Parkway Cove
Parkway Dr
Lithonia Industrial Blvd
278
Bridge Creek
Google
Map data ©2020

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| TOTAL POPULATION | 9,458 | 55,206 | 131,802 |
| AVERAGE AGE | 30.9 | 31.9 | 33.0 |
| AVERAGE AGE (MALE) | 27.9 | 28.7 | 29.6 |
| AVERAGE AGE (FEMALE) | 33.2 | 34.0 | 34.8 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| TOTAL HOUSEHOLDS | 3,685 | 20,790 | 47,560 |
| # OF PERSONS PER HH | 2.6 | 2.7 | 2.8 |
| AVERAGE HH INCOME | $45,121 | $50,714 | $58,292 |
| AVERAGE HOUSE VALUE | $140,633 | $145,169 | $167,380 |

** Demographic data derived from 2010 US Census*