

Presented By:

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POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A
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POWELL
PROPERTY GROUP

**26.74 ACRES ON
HWY 78**

Land :

4925 STONE MOUNTAIN HWY, LILBURN, GA 30047

SITE

FOR SALE



26.74 ACRES ON HWY 78

4925 STONE MOUNTAIN HWY, LILBURN, GA 30047



OFFERING SUMMARY

Sale Price: \$3,900,000

Lot Size: 26.74 Acres

Zoning: Comm

Market: Atlanta

Submarket: Lawrenceville/Lilburn

Traffic Count: 75,000

PROPERTY OVERVIEW

Excellent development opportunity ideal for commercial, big box retail, self storage, etc. Well positioned site with good window on Highway 78 yielding traffic counts in excess of 75,000 plus daily while providing easy access to Interstate 285 and the greater Atlanta Metro. Seller will subdivide

Just 2 miles from the new Amazon fulfillment center in Stone Mountain off West Park Place

PROPERTY HIGHLIGHTS

- All utilities available
- Adjacent to Lowe's Home Improvement Store
- Ideal for commercial, retail uses, self-storage, etc.
- Utility Report available
- Environmental report is available
- Boundary Survey available
- Detention is in place

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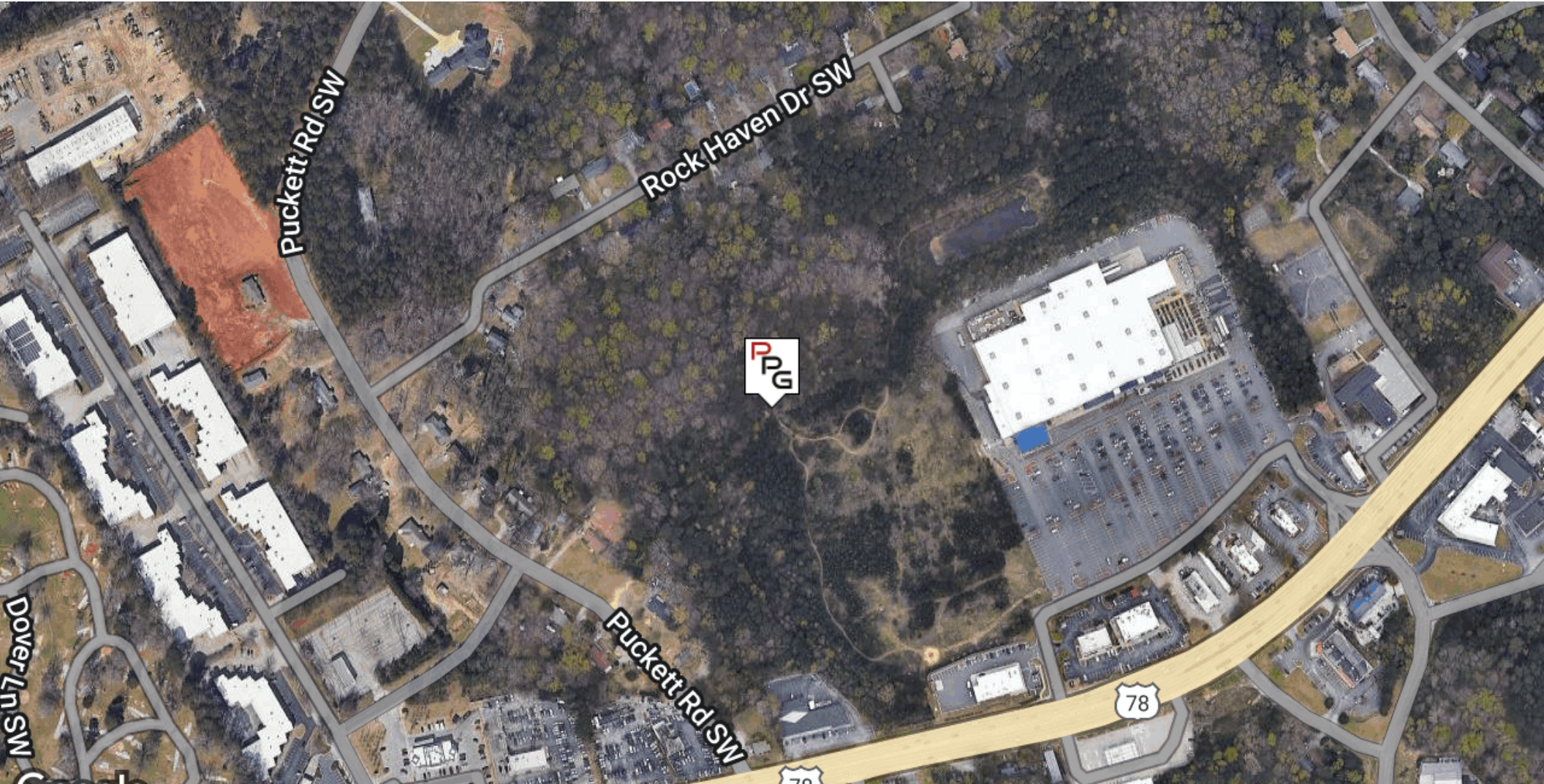
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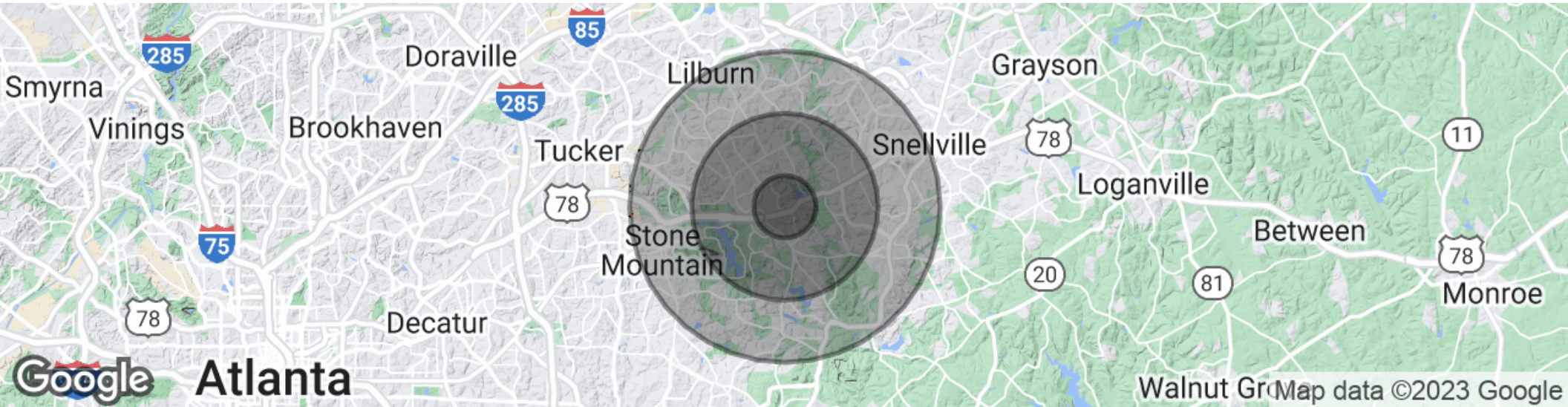
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,954	46,829	139,338
Median age	42.4	39.4	38.0
Median age (Male)	42.1	38.0	36.5
Median age (Female)	42.4	40.2	38.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,802	16,145	47,079
# of persons per HH	2.7	2.9	3.0
Average HH income	\$86,172	\$86,562	\$85,136
Average house value	\$247,551	\$222,246	\$227,043

* Demographic data derived from 2020 ACS - US Census

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