

INDUSTRIAL PARCEL NEAR STONECREST MALL | ± 3.07 ACRES

8489 I-20 EAST ACCESS

LITHONIA, GA 30038

FOR SALE

INDUSTRIAL PARCEL NEAR STONECREST MALL | ± 3.07 ACRES | Georgia | 1 of 3



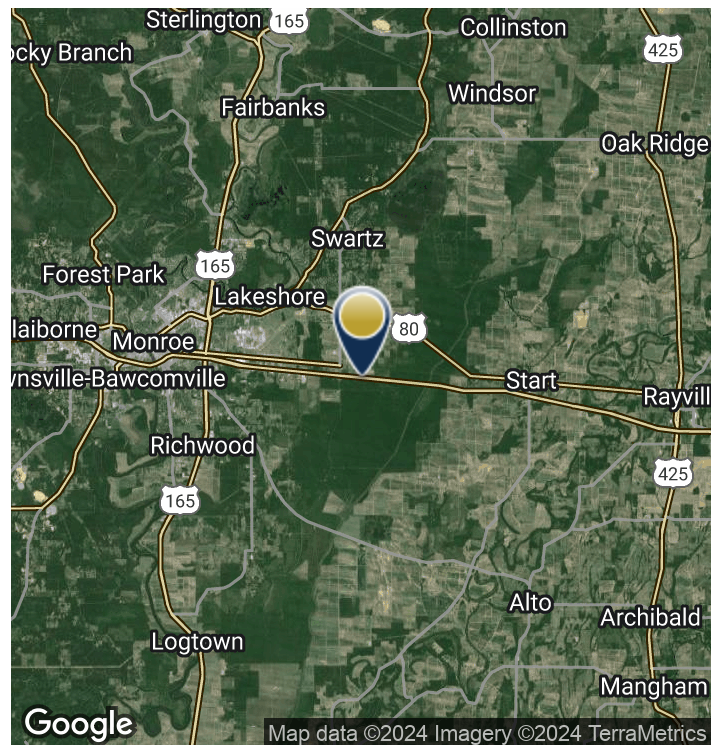
Caption 1

PROPERTY HIGHLIGHTS

- ± 3.07-acre site along The Mall at Stonecrest & I-20
- Offered for sale at \$329,000
- Zoned T1 (Overlay District)
- Ideal for self storage, flex building or distribution
- 431' frontage along I-20 Access Rd
- High-visibility from I-20 with 112,000 VPD
- Parcel ID: 16 183 04 001
- Gently rolling topography
- All utilities available to site
- **More information on zoning:** <https://bit.ly/44slQRa>

LOCATION OVERVIEW

The property is located in Stonecrest, GA adjacent to The Mall at Stonecrest and Interstate 20 in eastern metro-Atlanta. Located in the City of Stonecrest, The city borders the existing municipality of Lithonia, as well as Rockdale and Henry counties. QSR, full-service restaurants, financial institutions and Walmart are also located within minutes of subject site. The property is 4.5 miles from Conyers and 20 miles from Downtown Atlanta.



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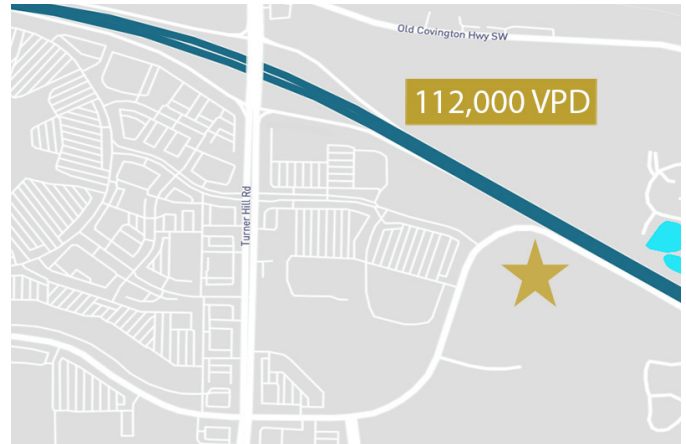
LITHONIA, GA 30038

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	1,049	37,296	148,288
Total Population:	2,744	103,393	420,139
Average HH Income:	\$52,554	\$56,234	\$63,671
Traffic Counts:	112,000 - vehicles per day		

*Data derived from ESRI

TRAFFIC COUNT



NEARBY RETAILERS



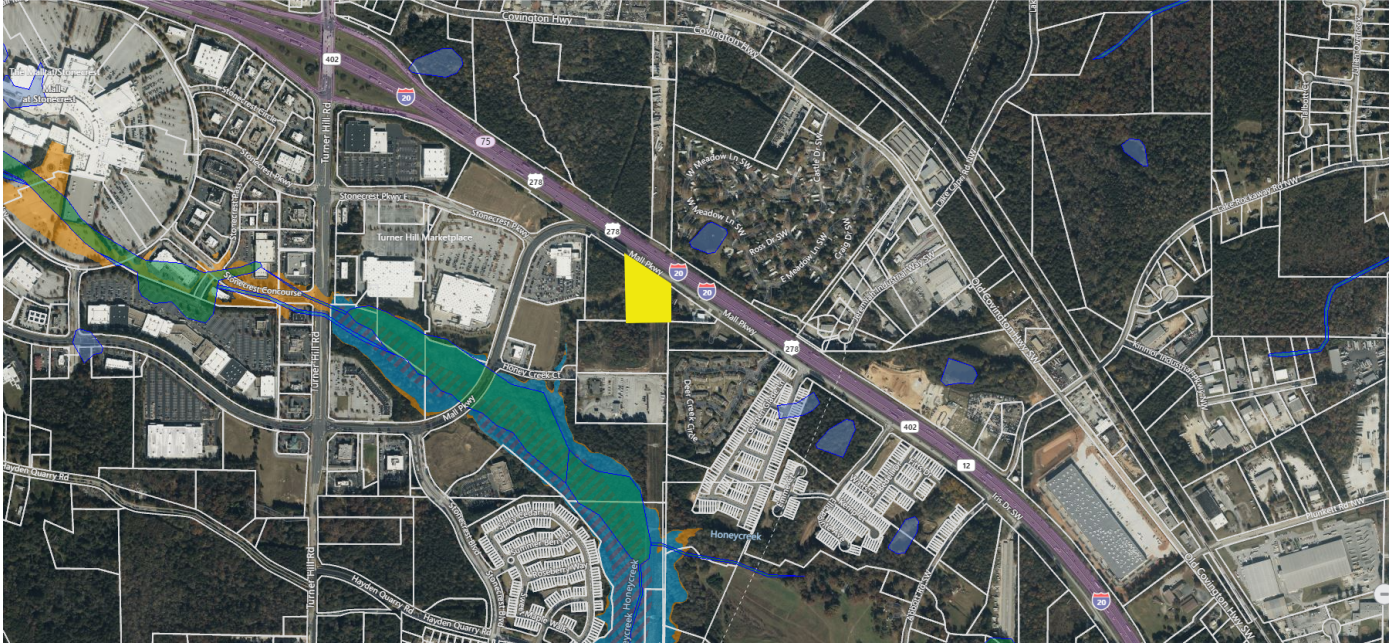
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PERMITTED USES FOR TIER-1 OVERLAY DISTRICT

- Agricultural
- Residential
- Institutional /Public
- Commercial
- Industrial
- Communication
- Wireless Communication

FEMA/FIRM MAP

The Fema/Firm map highlights the location of the property and its environmental surroundings (whole map displayed on page 3). The map showcases potential wetlands and stream buffers, providing a comprehensive view of its ecological features and environmental considerations.

