

# CORNER REDEVELOPMENT SITE | ± 0.92 ACRES

## 4317 LAVISTA ROAD TUCKER, GA 30084

FOR SALE

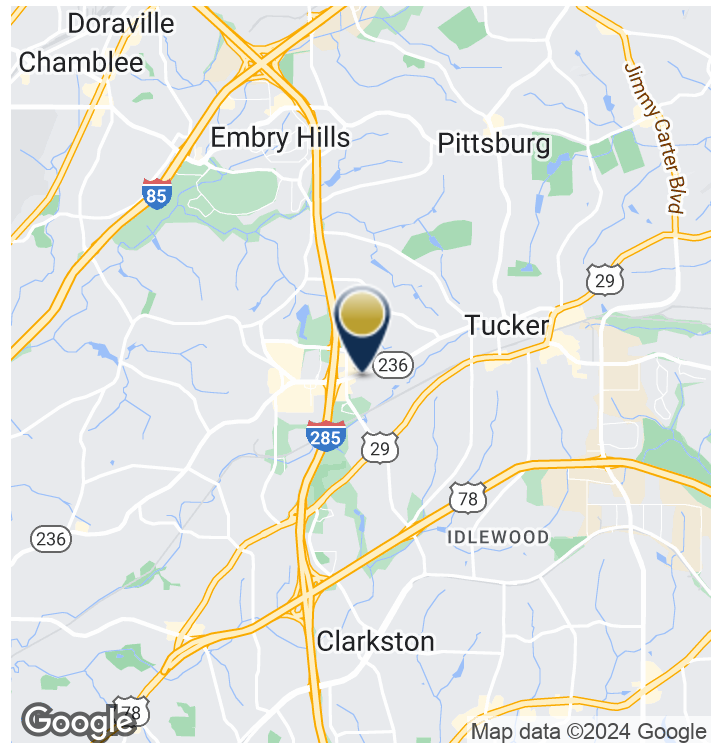


### PROPERTY HIGHLIGHTS

- ± 0.92-acre corner commercial site
- Located in a dense retail corridor
- Flexible NL-4 zoning allows for a multitude of commercial uses
- All utilities on site
- Parcel ID: 18-210-01-002 and 18-210-01-003
- 192' frontage on Lavista Rd and 238' depth
- High traffic counts of 24,500 VPD on Lavista Rd
- Sale also includes 2135 Vista Dale Ct
- **Offered for sale at \$975,000**

### LOCATION OVERVIEW

Located in a dense retail corridor with major retailers including Target, Northlake Mall, Kroger and Office Depot. Located less than 0.5 miles east of GA-285.



JOHN DEYONKER | 404-876-1640 x142 | [JohnD@BullRealty.com](mailto:JohnD@BullRealty.com)

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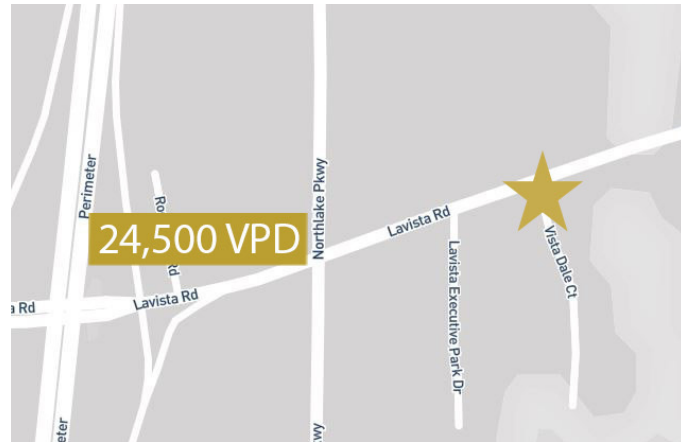
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### DEMOGRAPHICS & TRAFFIC COUNTS

	1 Mile	3 Miles	5 Miles
Total Households:	2,696	32,490	97,988
Total Population:	6,243	79,948	254,925
Average HH Income:	\$93,702	\$75,650	\$63,681
Traffic Counts:	24,500 vehicles per day		

\*Data derived from ESRI

### TRAFFIC COUNT MAP



### TAX PLAT



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