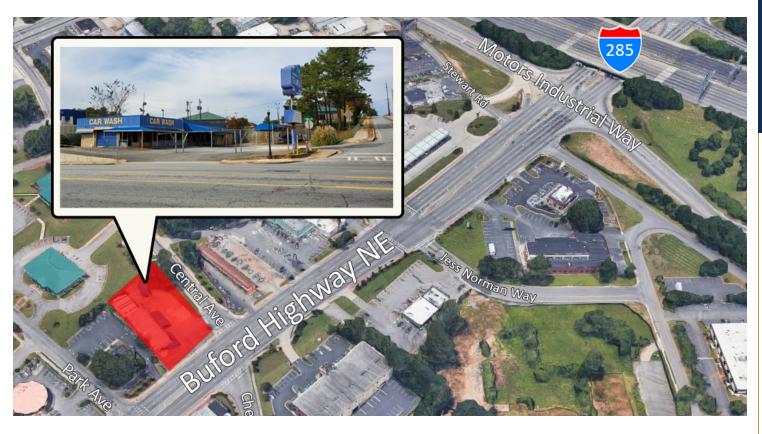
ATLANTA MSA RETAIL DEVELOPMENT SITE | 0.57 ACRES 5432 BUFORD HWY NE DORAVILLE, GA 30340

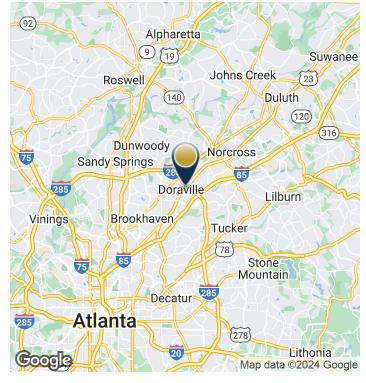


PROPERTY HIGHLIGHTS

- 0.57-acre corner site with excellent visibility
- Available for sale at \$950,000
- Zoned T-5 (Transect 5 Urban Center Zone)
- Permissive zoning allows for higher density mixed-use, retail, offices and multifamily
- High traffic counts of 48,000 VPD
- 125' of frontage on Buford Highway
- · Located in a rapidly developing area
- ± 2 miles from new Assembly Yards mixed-use development
- Easily accessible from I-285

LOCATION OVERVIEW

Located in the City of Doraville on Buford Highway and within 1 mile of I-285 and 15 miles from Downtown Atlanta.





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DEMOGRAPHICS & TRAFFIC COUNTS

	1 Mile	3 Miles	5 Miles
Total Households:	3,061	38,236	108,710
Total Population:	10,584	99,226	279,247
Average HH Income:	\$64,048	\$83,518	\$108,003
Traffic Counts:	48,000 - VPD on Buford Hwy		

^{*}Data derived from ESRI

PARCEL DIMENSIONS



IN THE AREA





ATLANTA MSA RETAIL DEVELOPMENT SITE | 0.57 ACRES 5432 BUFORD HWY NE DORAVILLE, GA 30340



Subject Property within 1 mile of I-285.

