

Presented By:

**DENNIS POWELL**

Managing Broker

770.364.2740

dennisppg@gmail.com

**POWELL PROPERTY GROUP, INC**

343 Dahlonga Street, Suite A

Cumming, GA 30040

commercial400.com

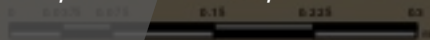
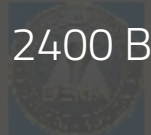


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# 2400 BRUCE ST

Land:

2400 BRUCE ST, LITHONIA, GA 30058

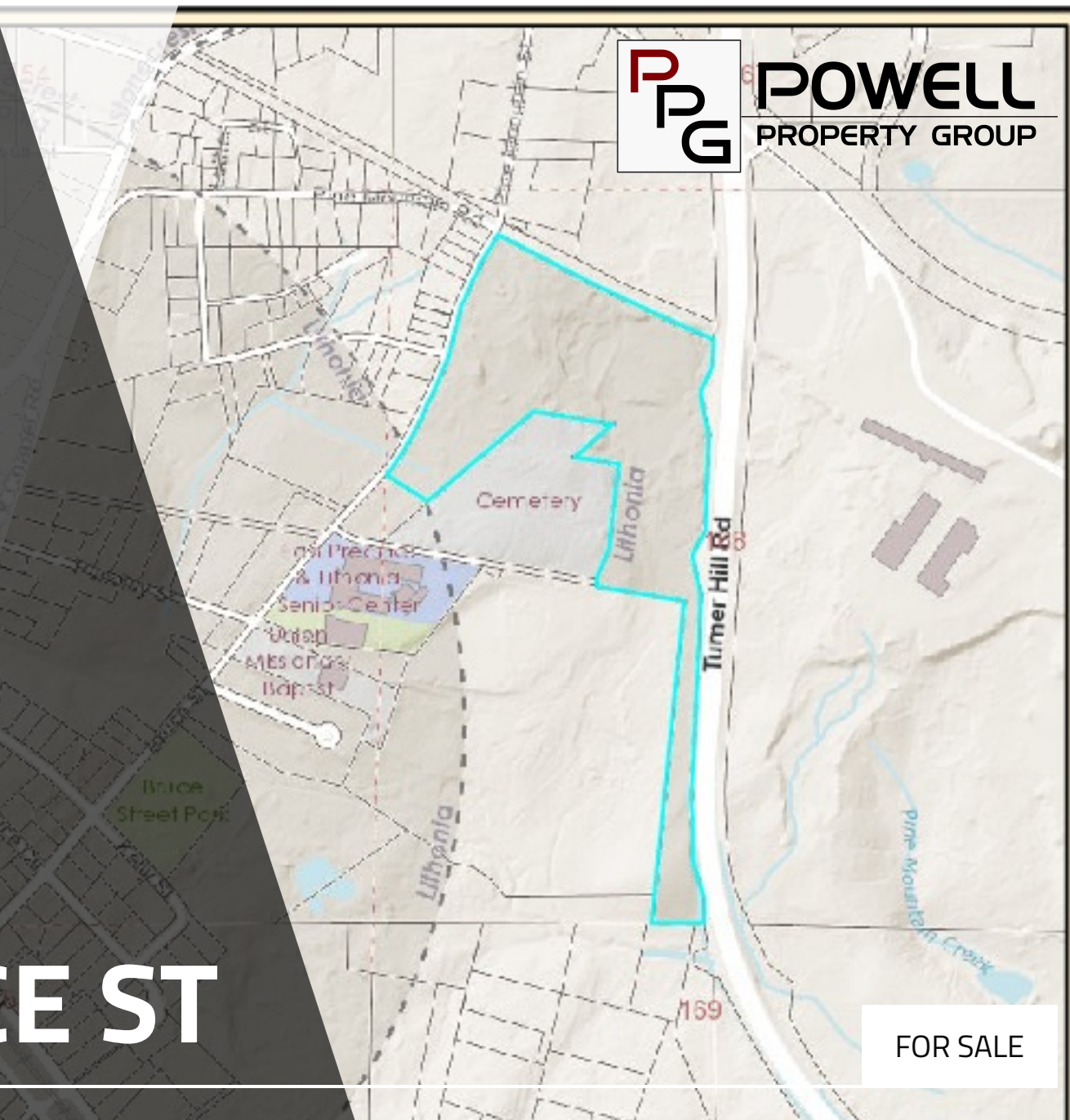


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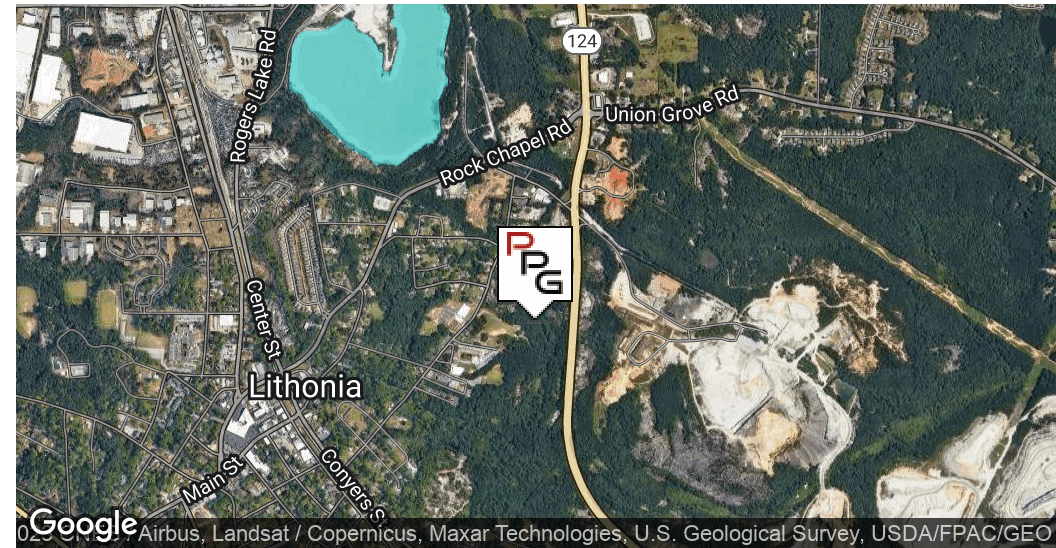
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# 2400 BRUCE ST

2400 BRUCE ST, LITHONIA, GA 30058



## OFFERING SUMMARY

|               |                                       |
|---------------|---------------------------------------|
| Sale Price:   | \$492,170                             |
| Available SF: |                                       |
| Lot Size:     | 24.13 Acres                           |
| Price / Acre: | \$20,397                              |
| Zoning:       | OCR (Office, Commercial, Residential) |
| Market:       | Atlanta                               |
| Submarket:    | Metro Atlanta, Stone Mountain         |

## PROPERTY OVERVIEW

Wide Range of Commercial Uses Permitted and a great investment opportunity in a fast growing market.

## PROPERTY HIGHLIGHTS

- Wide Range of Commercial Uses Permitted
- Great Investment Opportunity
- Over 766 Yards of Road Frontage on Highway 124

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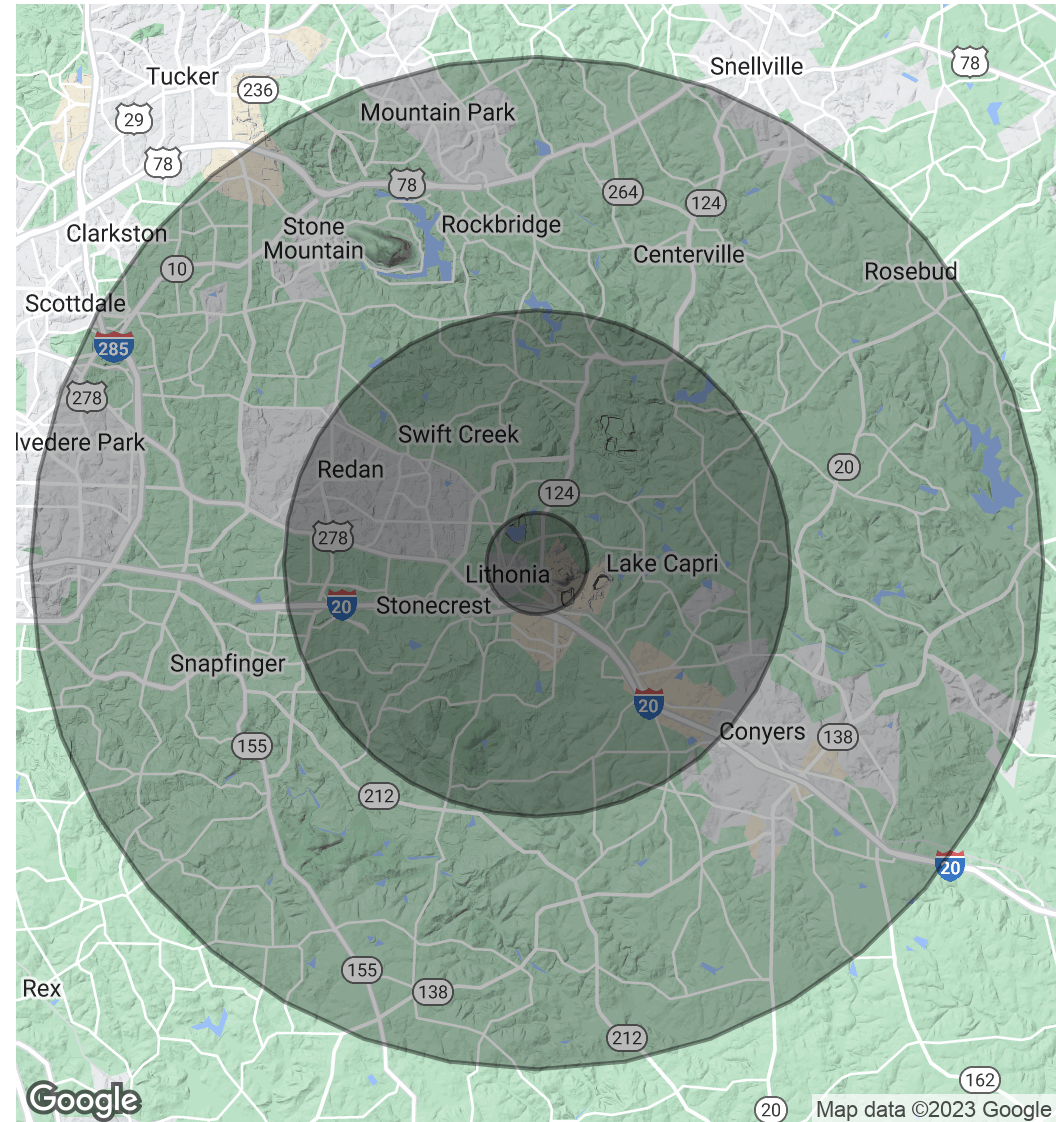


| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 2,289  | 108,043 | 428,604  |
| Average age          | 34.2   | 32.7    | 34.8     |
| Average age (Male)   | 32.8   | 30.0    | 32.5     |
| Average age (Female) | 34.6   | 34.2    | 36.3     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total households    | 844       | 38,440    | 151,268   |
| # of persons per HH | 2.7       | 2.8       | 2.8       |
| Average HH income   | \$50,516  | \$58,787  | \$64,364  |
| Average house value | \$157,147 | \$170,283 | \$183,356 |

\* Demographic data derived from 2020 ACS - US Census



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