



## PROPERTY OVERVIEW

This ± 3,000 SF (30' x 100') standalone retail building is set on a ±0.28-acre site in East Point. The building is in shell condition and may require new roofing. The property is zoned C-1 (Neighborhood Commercial) and includes a billboard on a yearly lease. The property adjoins a neighborhood center to the north and is in close proximity to Family Dollar, Headland Delowe Shopping Center, which is anchored by Wayfield Supermarket, and Conley Hills Elementary School. Nearby traffic counts on Headland Drive are 4,680 VPD.

## OFFERING SUMMARY

Sale Price:	\$200,000
Building Size:	± 3,000 SF
Lot Size:	± 0.28 Acres
Price / SF:	\$66.67
Zoning:	C-1

## PROPERTY HIGHLIGHTS

- ± 3,000 SF (30' x 100') standalone retail building in East Point
- ± 0.28-acre site zoned C-1 (Neighborhood Commercial)
- Property includes a billboard on a yearly lease
- One roll-up door in rear of property
- Surface and off-street parking available
- 4,680 VPD on Headland Drive
- 52' frontage on Delowe Drive
- Located in close proximity to Family Dollar, Wayfield Supermarket and Conley Hills Elementary School



**PRICE \$200,000**



**SIZE ± 3,000 SF**



**JARED DALEY**  
 Commercial Real Estate Advisor  
 404-876-1640 x111  
[Jared@BullRealty.com](mailto:Jared@BullRealty.com)  
[BullRealty.com](http://BullRealty.com)



**MEGAN DALEY**  
 Commercial Real Estate Advisor  
 404-876-1640 x153  
[Megan@BullRealty.com](mailto:Megan@BullRealty.com)  
[BullRealty.com](http://BullRealty.com)

**BULL REALTY, INC.**  
 50 Glenlake Parkway, Suite 600  
 Atlanta, GA 30328  
[BullRealty.com](http://BullRealty.com)

## AREA INFORMATION



HOUSEHOLDS (3 MILES)

37,442



AVG. HH INCOME (3 MILES)

\$47,798



POPULATION (3 MILES)

74,365

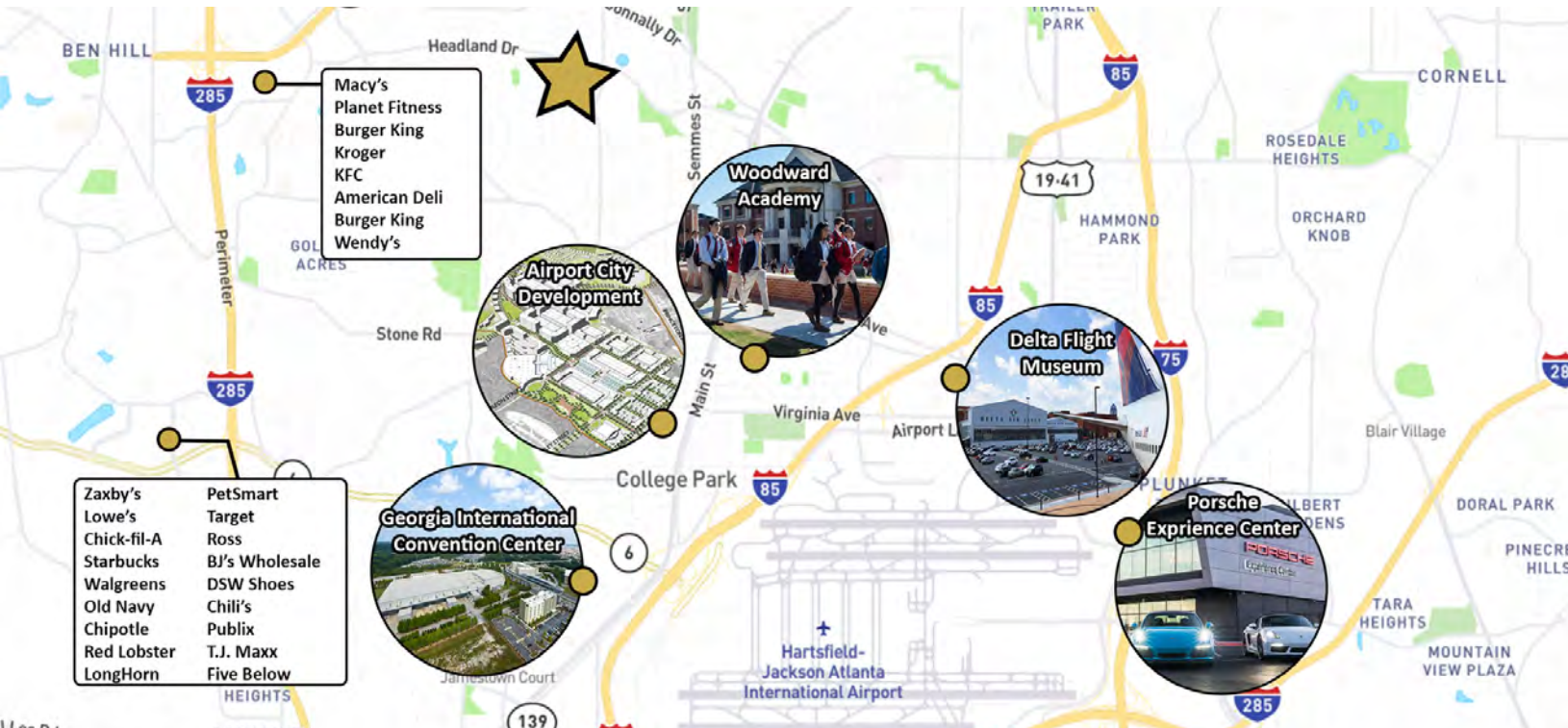


TRAFFIC COUNTS

4,680 VPD



## IN THE AREA



**JARED DALEY**  
Commercial Real Estate Advisor  
404-876-1640 x111  
Jared@BullRealty.com  
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**MEGAN DALEY**  
Commercial Real Estate Advisor  
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Megan@BullRealty.com  
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CONTACT



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