

OFFICE FOR SALE

5462 Memorial Drive, Stone Mountain, GA 30083



SALE PRICE:	\$1,850,000
PRICE PER SF:	\$131.21PSF
LOT SIZE:	1.88 Acres
BUILDING SIZE:	14,100 SF
BUILDING CLASS:	B
YEAR BUILT:	1987
ZONING:	C1
MARKET:	Atlanta
SUB MARKET:	Northlake
TRAFFIC COUNT:	34,626

PROPERTY OVERVIEW

Multi-tenant medical office building with frontage to Memorial Drive for sale in Stone Mountain.

PROPERTY FEATURES

- Frontage to busy Memorial Drive with signage opportunities.
- Handicap parking and easy access to both floors.
- Population over 225k within a 5-mile radius.
- High Traffic counts.

KW COMMERCIAL
200 Glenridge Point Pkwy NE,
Suite 100
Atlanta, GA 30342

ROCKY KAUFMANN
Broker/ Director
0: 770.992.3356
rockyk@kw.com
GA #248712

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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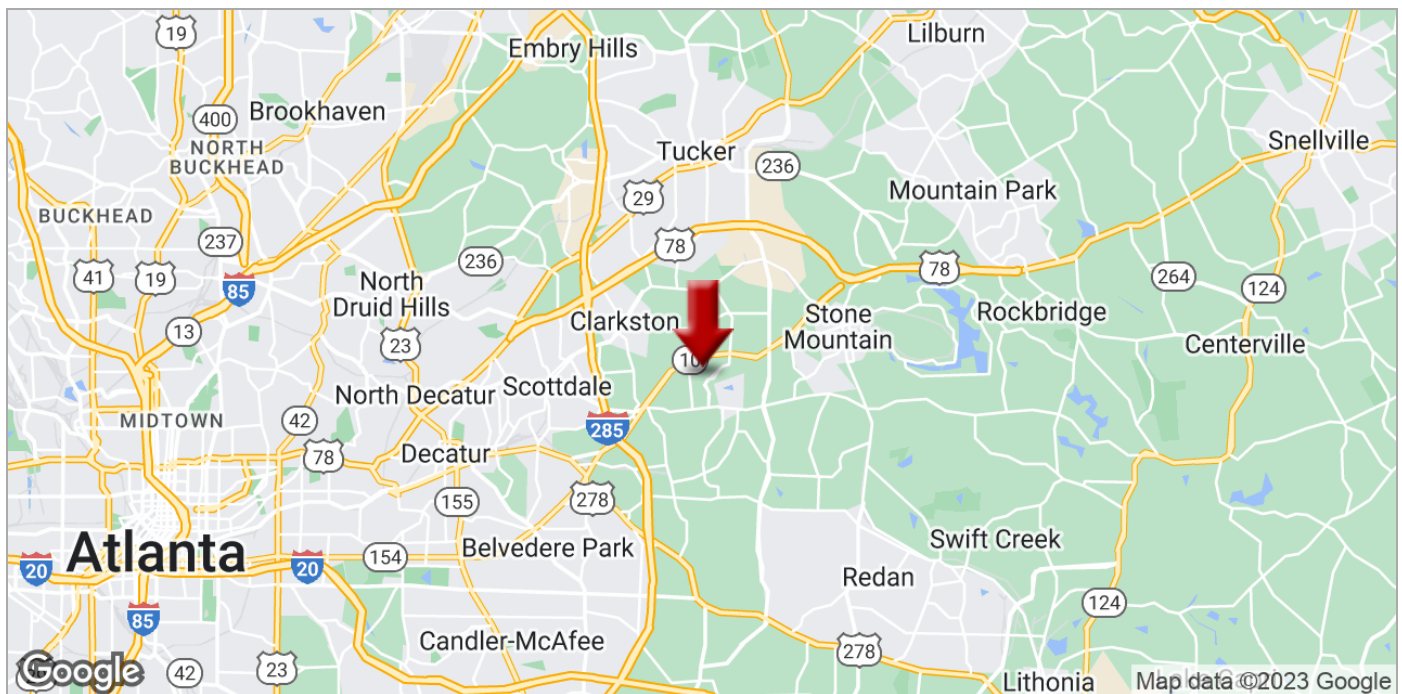
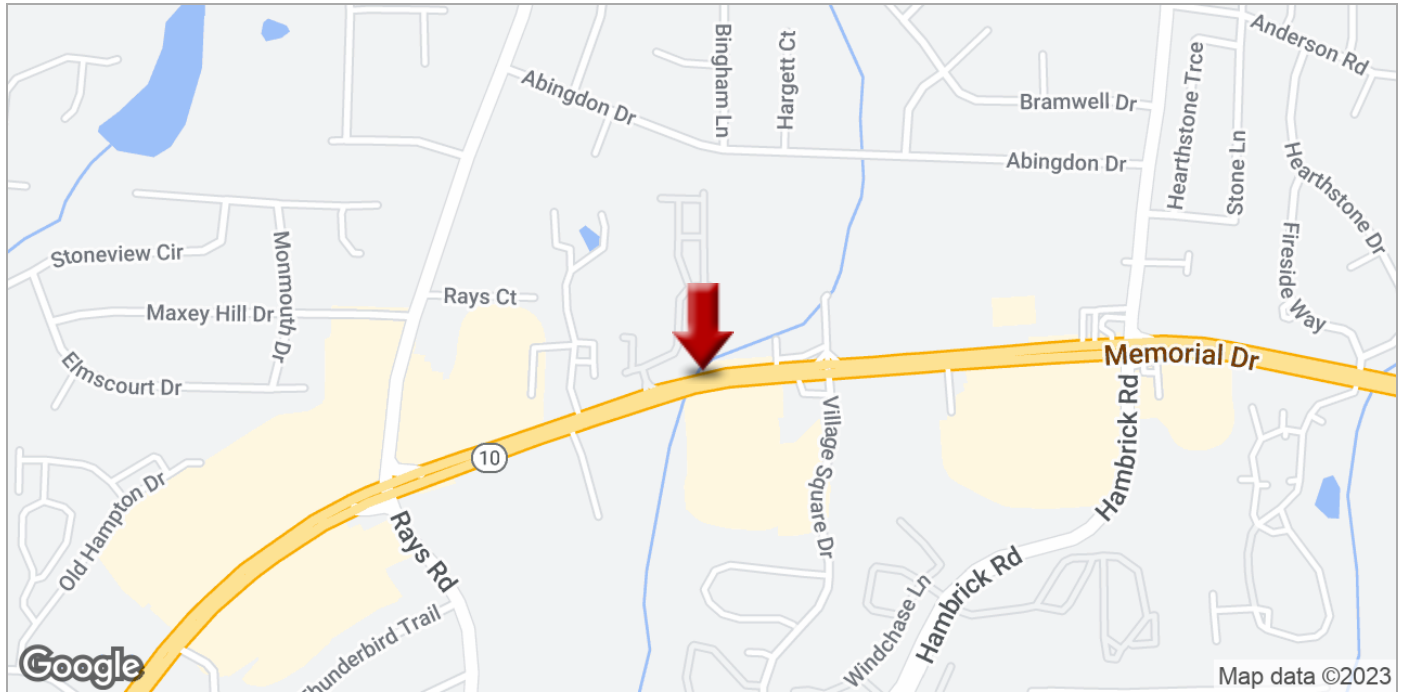
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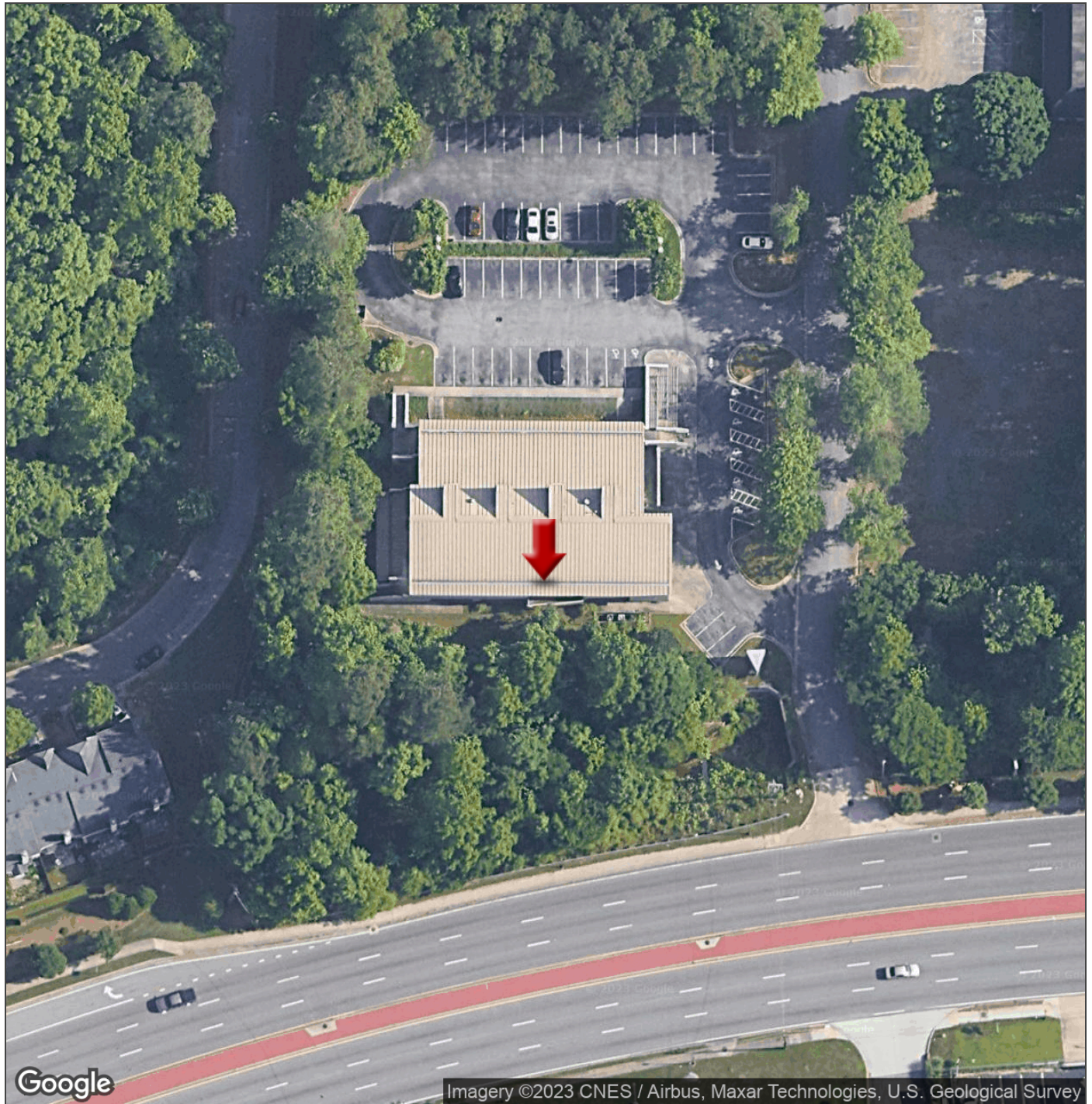
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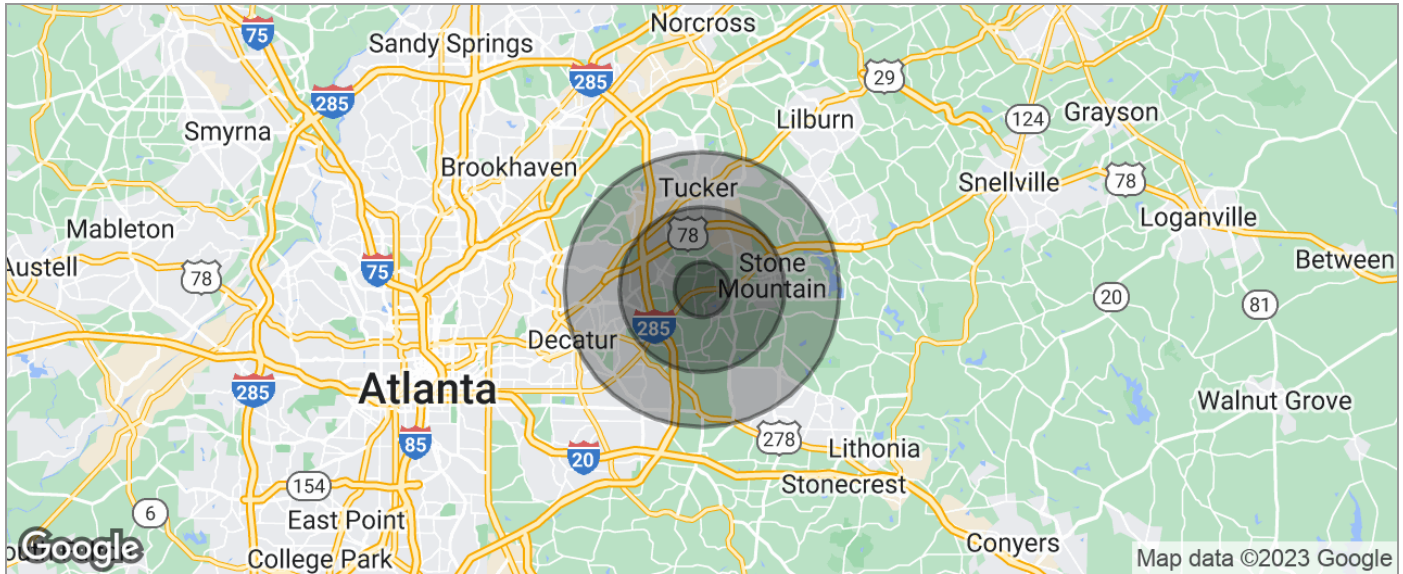
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,845	105,073	225,013
MEDIAN AGE	32.1	32.5	34.8
MEDIAN AGE (MALE)	29.7	31.8	33.2
MEDIAN AGE (FEMALE)	33.2	33.4	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,469	38,348	85,718
# OF PERSONS PER HH	2.9	2.7	2.6
AVERAGE HH INCOME	\$47,921	\$49,921	\$59,728
AVERAGE HOUSE VALUE	\$142,644	\$165,819	\$204,273
RACE	1 MILE	3 MILES	5 MILES
% WHITE	15.8%	18.8%	27.2%
% BLACK	71.8%	71.5%	63.2%
% ASIAN	10.1%	5.9%	5.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.3%
% OTHER	1.5%	2.6%	2.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	3.9%	5.4%	5.2%

* Demographic data derived from 2020 ACS - US Census

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