

AIRPORT REDEVELOPMENT SITE

1911 And 1931 Roosevelt Highway, Atlanta, GA 30337



SALE PRICE: \$1,650,000

PRICE PER ACRE: \$1,037,736

LOT SIZE: 1.59 Acres

APN #: 13 000600100351 & 13
000600100344

ZONING: C2, Central Business District

PROPERTY OVERVIEW

The property is 1.585 acres zoned C2, Central Business District. There is currently a park-n-ride/car rental owner-operator. There is a 3,060 square foot building with a lobby and counter space, private offices, separate kitchen area with bathrooms, and some warehouse space. The site is prime for redevelopment to a hotel, office building, multi-story parking facility, fast food restaurant, gas station, retail strip center, etc. There is parking for approximately 250 cars. The site is a busy location at the corner of Roosevelt Highway and Camp Creek Parkway, west of Interstate 85, and across from the Hartsfield-Jackson Atlanta International Airport.

Building height for any new development is regulated by the FAA, with any height allowance granted by FAA and concurrently also approved by the City of College Park.

PROPERTY FEATURES

- Adjacent to Hartsfield Jackson Atlanta Airport
- Excellent Frontage

KW COMMERCIAL
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Atlanta, GA 30342

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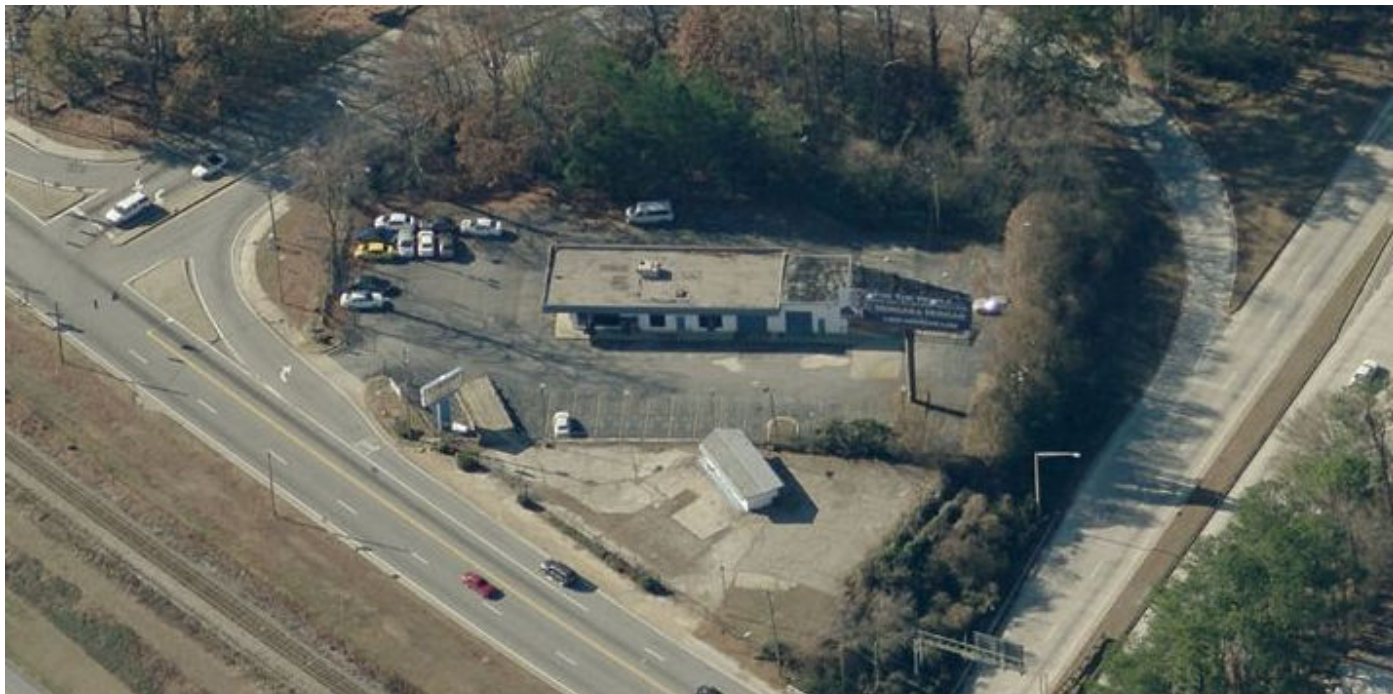
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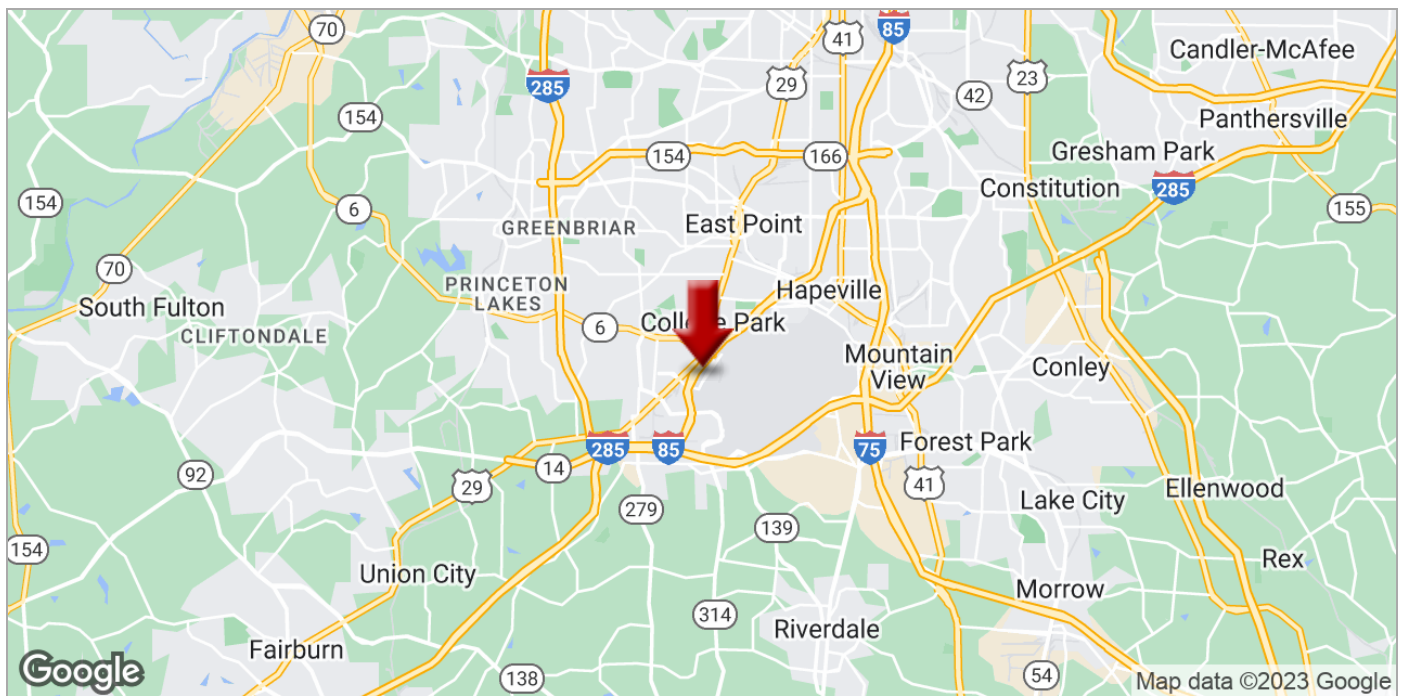
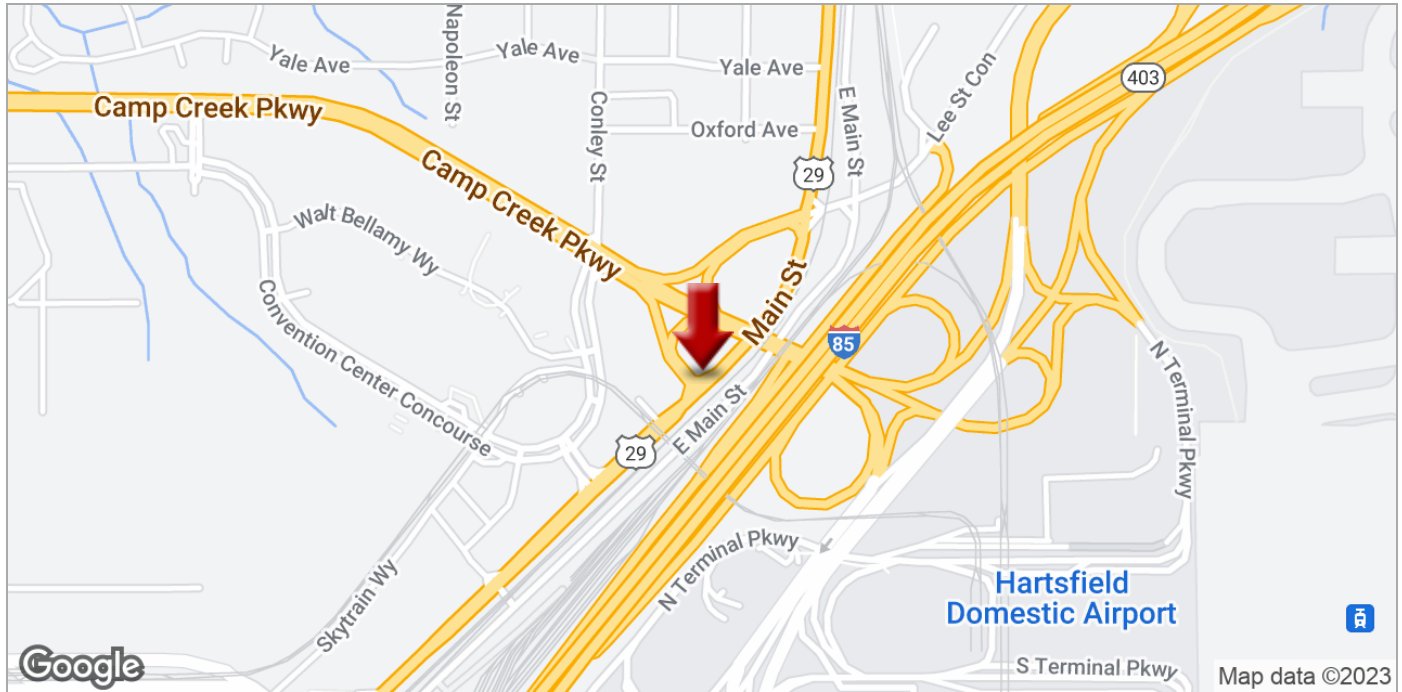
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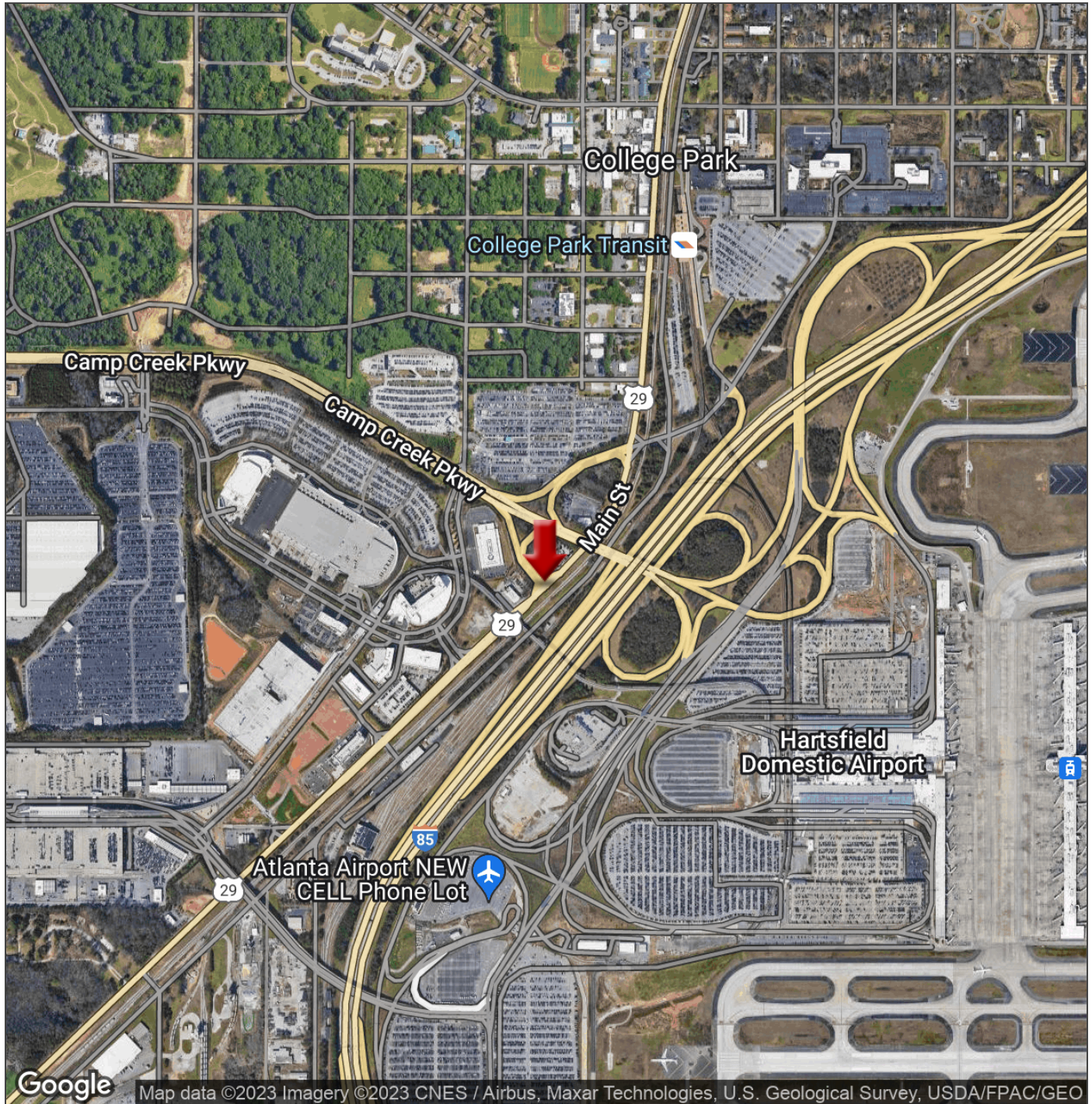
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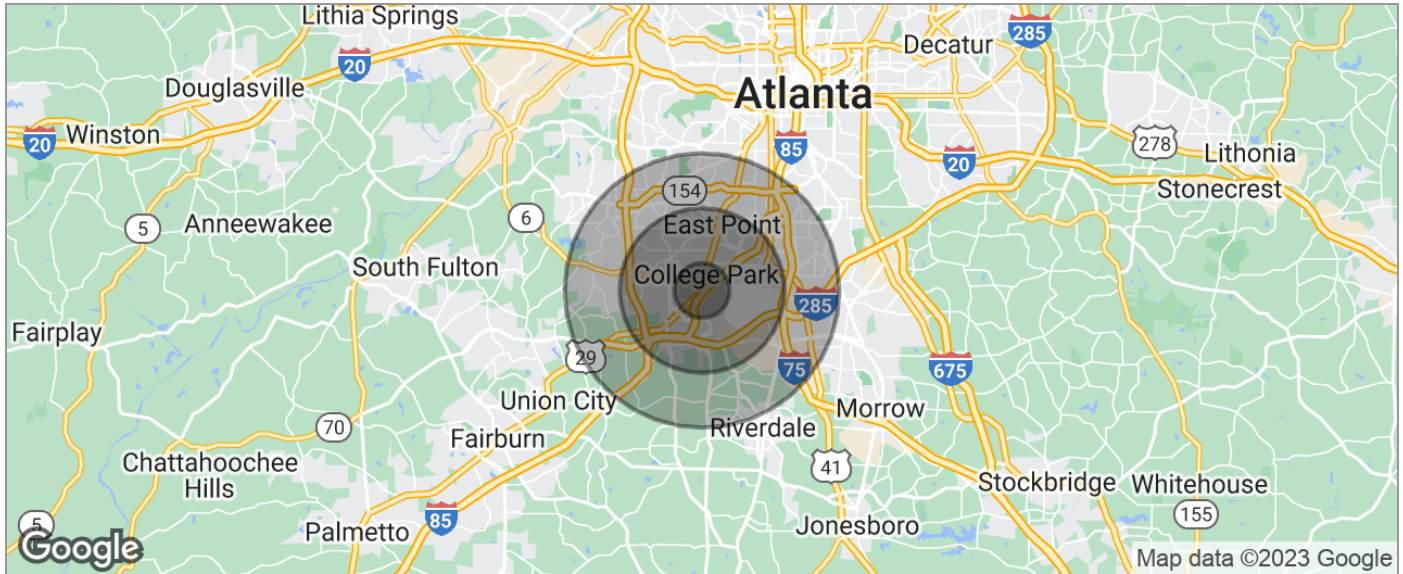
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,213	88,352	202,421
MEDIAN AGE	31.1	32.2	33.4
MEDIAN AGE (MALE)	31.1	31.4	32.7
MEDIAN AGE (FEMALE)	30.9	33.2	34.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,685	29,852	68,382
# OF PERSONS PER HH	3.4	3.0	3.0
AVERAGE HH INCOME	\$68,158	\$62,391	\$70,508
AVERAGE HOUSE VALUE	\$185,164	\$181,582	\$209,112

** Demographic data derived from 2020 ACS - US Census*

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