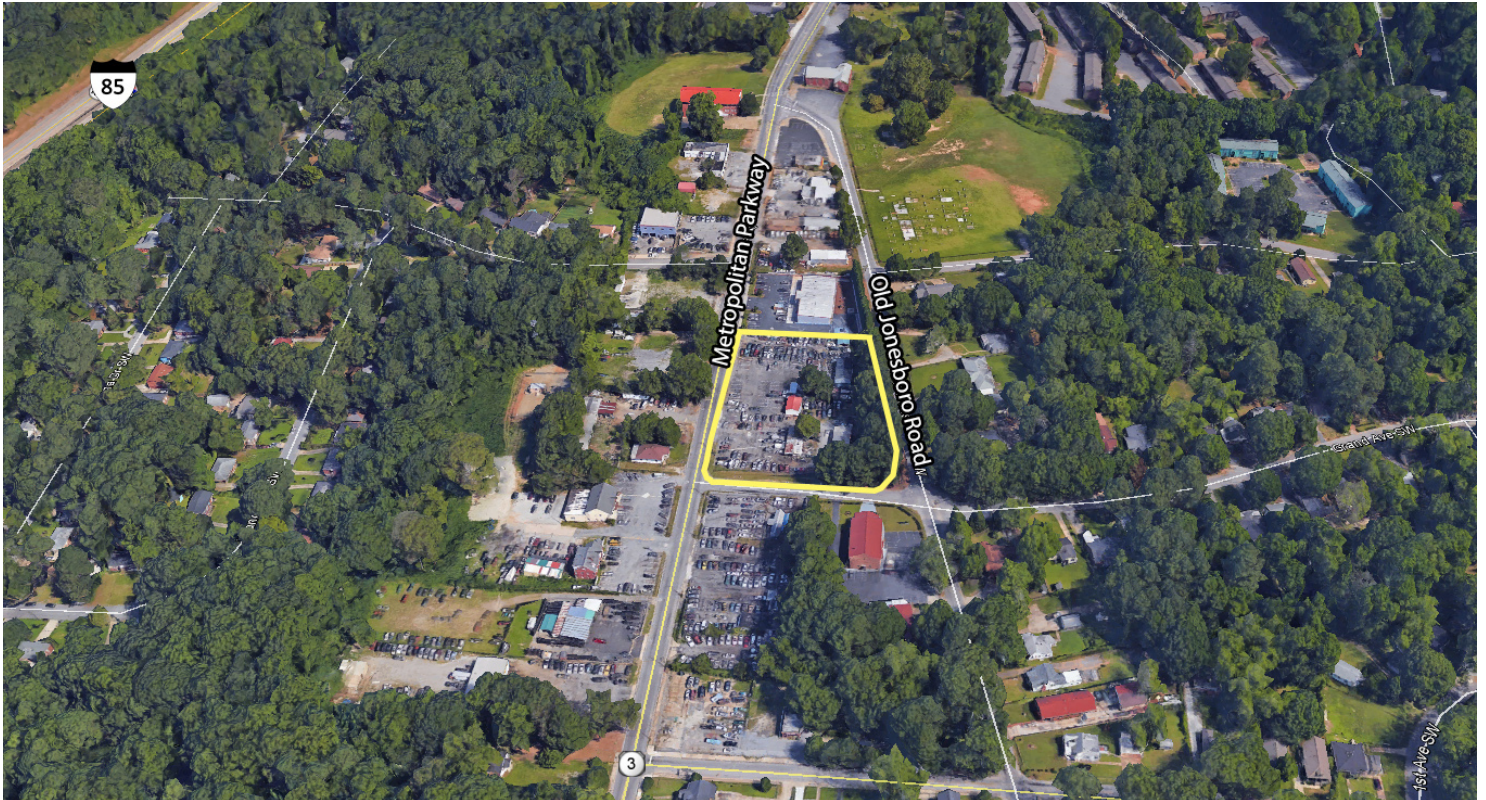


DEVELOPMENT OPPORTUNITY INSIDE I-285 | 1.8 ACRES

2944 METROPOLITAN PARKWAY

ATLANTA, GA 30315

FOR SALE



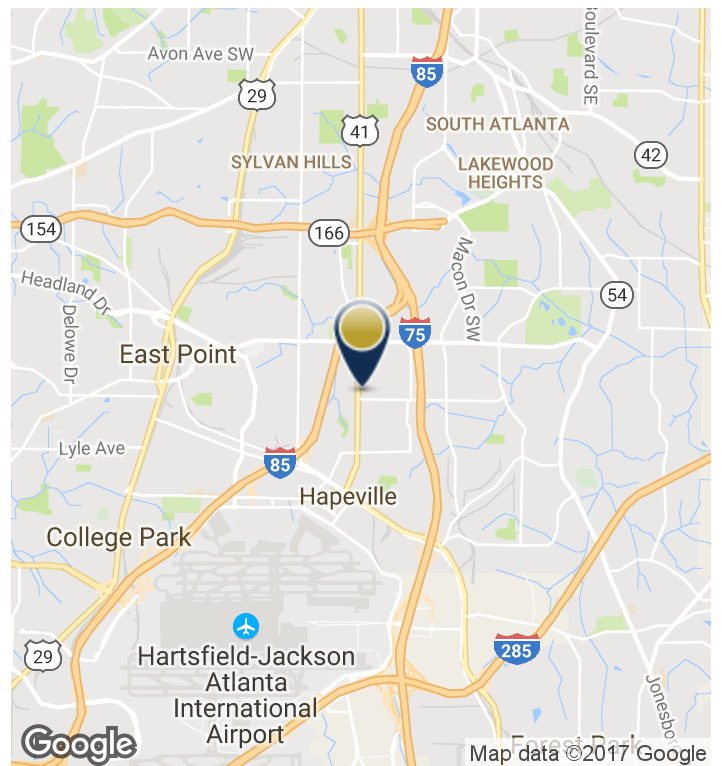
PROPERTY HIGHLIGHTS

- ±1.8 acres of prime redevelopment land inside the Perimeter
- Offered for sale at \$450,000
- Dual corner visibility and access and C-2 zoning makes for great commercial and residential use
- Two new steel buildings on site- one with 4 bays and one with 2 bays
- Surrounded by other new developments
- Traffic counts exceed 15,000 vehicles per day
- \$39,600 current annual gross income from month-to-month tenants
- All utilities available

LOCATION OVERVIEW

Located in South Atlanta, the site features 291 feet of frontage on Metropolitan Parkway.

The property is located less than 5 miles from Hartsfield-Jackson Atlanta International Airport and the new Georgia State University stadium project at Turner Field.



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DEVELOPMENT OPPORTUNITY INSIDE I-285 | 1.8 ACRES

2944 METROPOLITAN PARKWAY

ATLANTA, GA 30315

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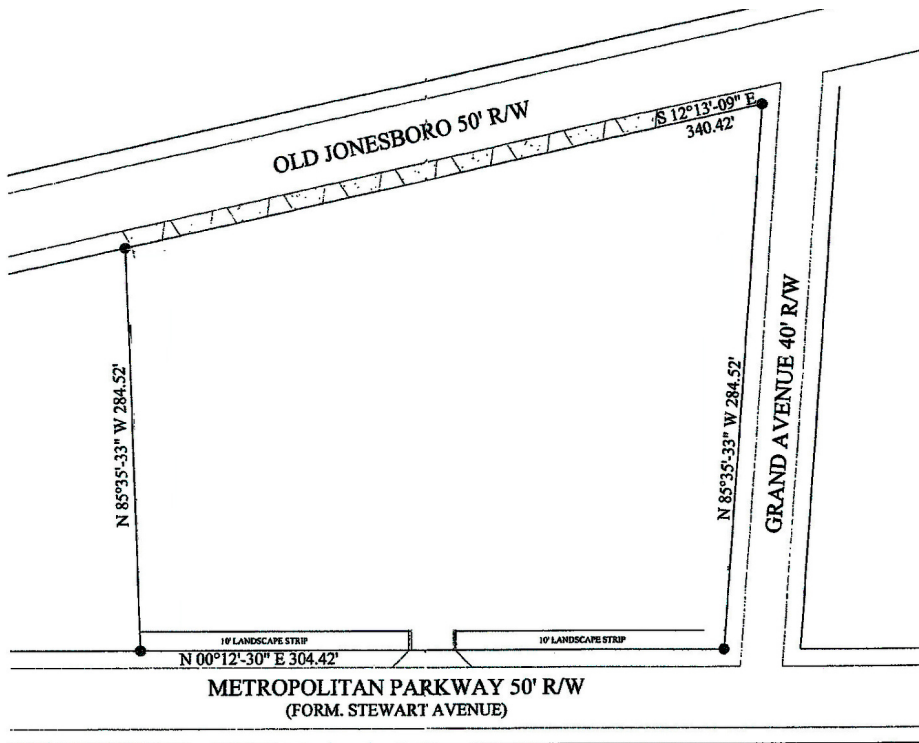
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	3,947	22,323	65,132
Total Population:	11,041	57,397	174,786
Average HH Income:	\$38,154	\$41,666	\$44,199

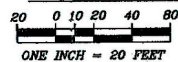
TAX MAP



SITE PLAN



SITE PLAN




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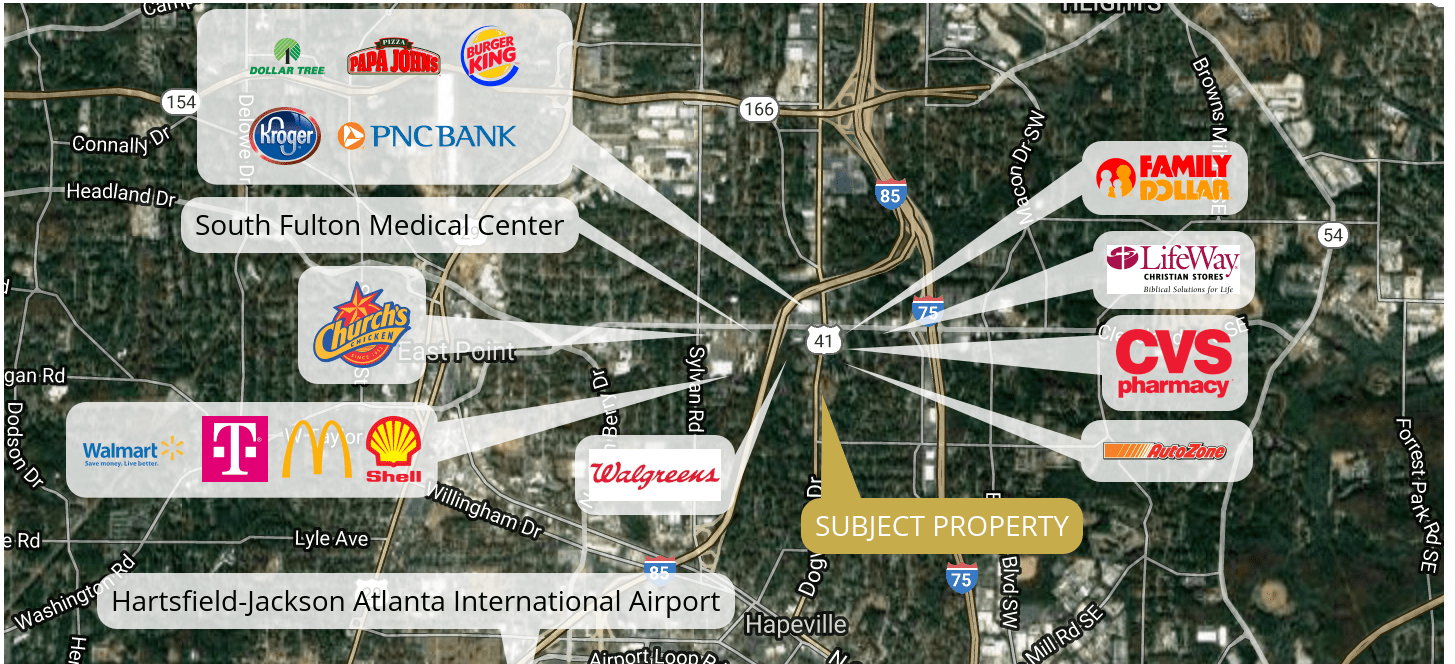
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DEVELOPMENT OPPORTUNITY INSIDE I-285 | 1.8 ACRES

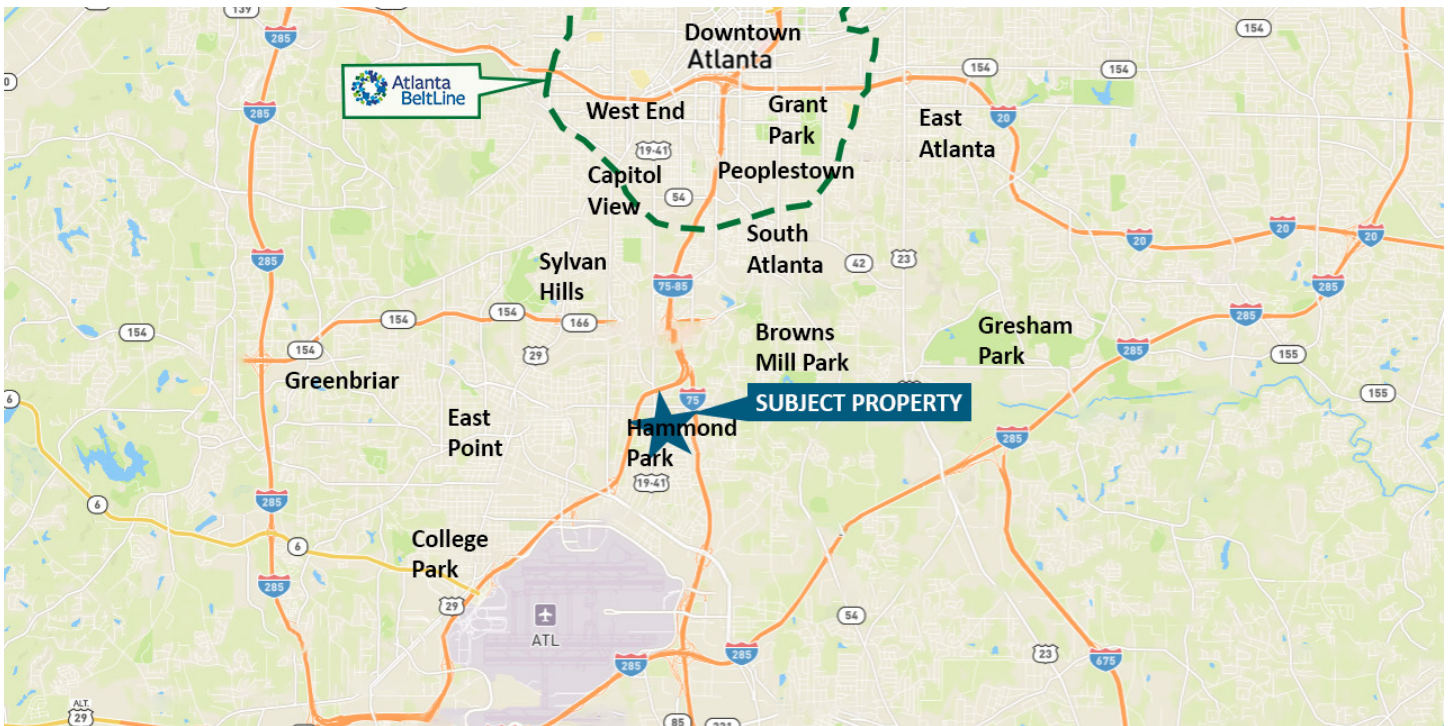
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FOR SALE



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DEVELOPMENT OPPORTUNITY INSIDE I-285 | 1.8 ACRES

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