

LAND FOR SALE

38.9+/- Divisible Acres



2700 Turner Hill Road, Lithonia, GA 30058

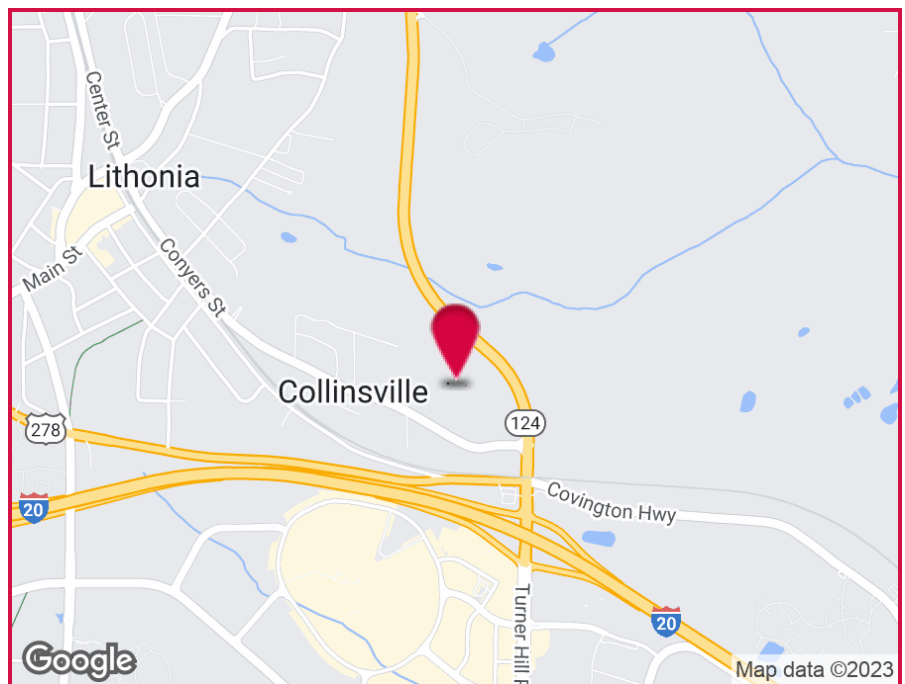
OFFERING SUMMARY

Reduced Price: \$1,300,000

Zoning: M

PROPERTY HIGHLIGHTS

- Easy Access to I-20
- Ideal for Truck Parking
- Great Site for Service Station
- 4,000' Road Frontage
- Sewer on Lower Part of Site
- 28,900+/- Cars Per Day
- 10+/- Acres on the Corner can be sold Separately for \$600,000



For More Information Contact:

BILL RANDOLPH

Vice President

404.942.2045

brandolph@kingindustrial.com

BRYAN MARSHBURN, SIOR, CCIM

Vice President

404.942.2044

bmarshburn@kingindustrial.com

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KING Industrial
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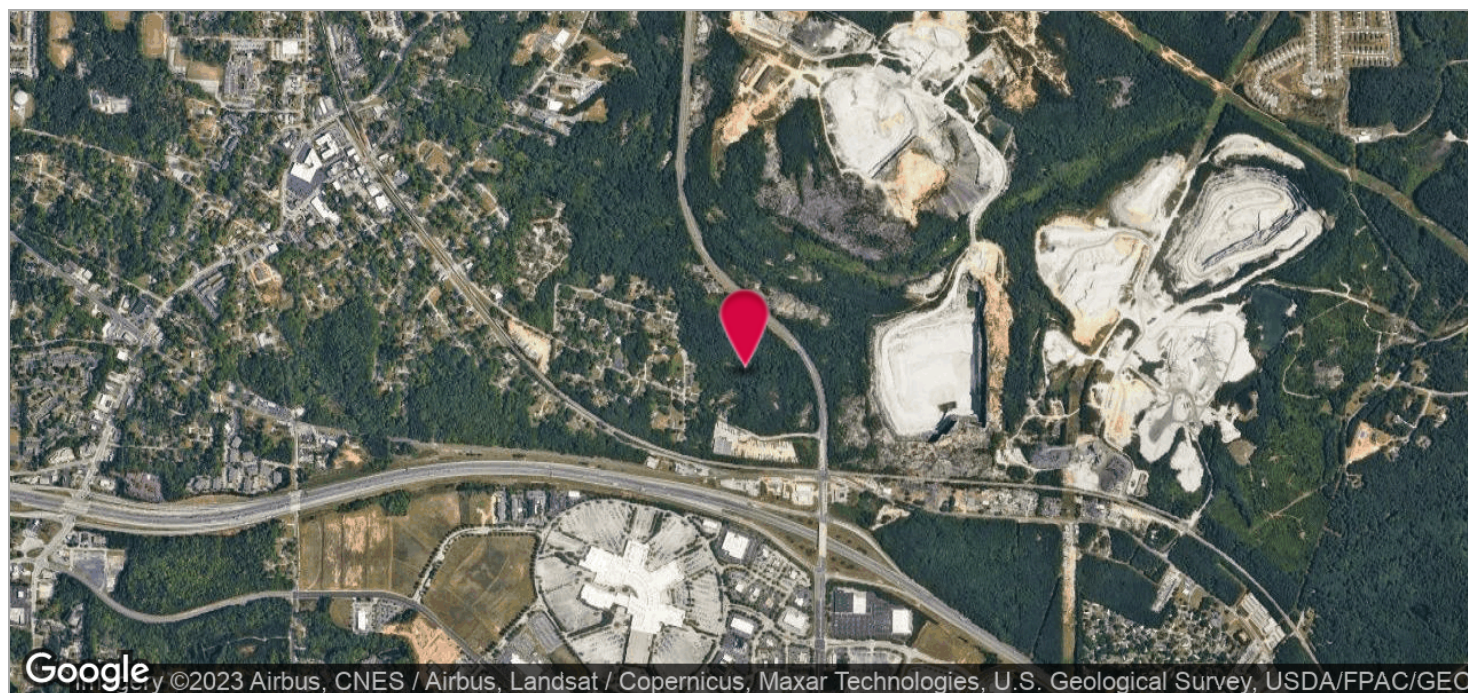
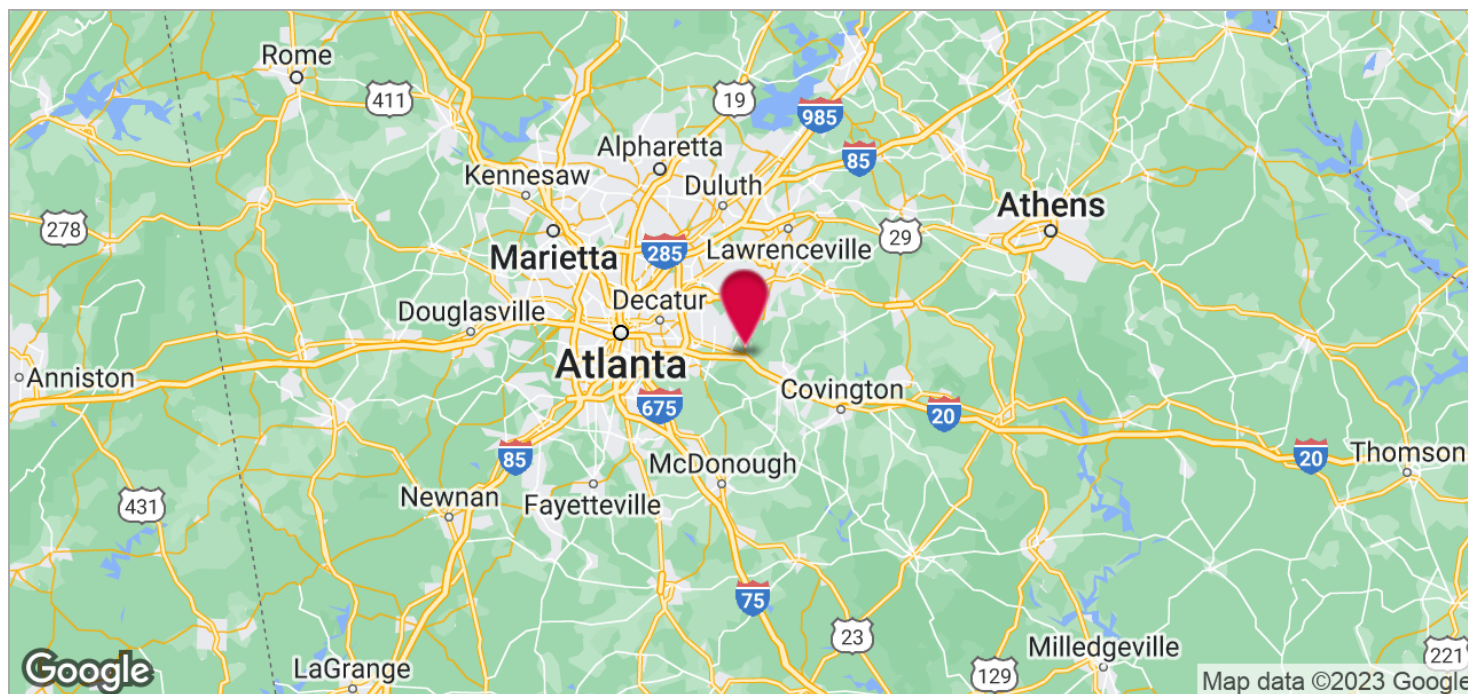
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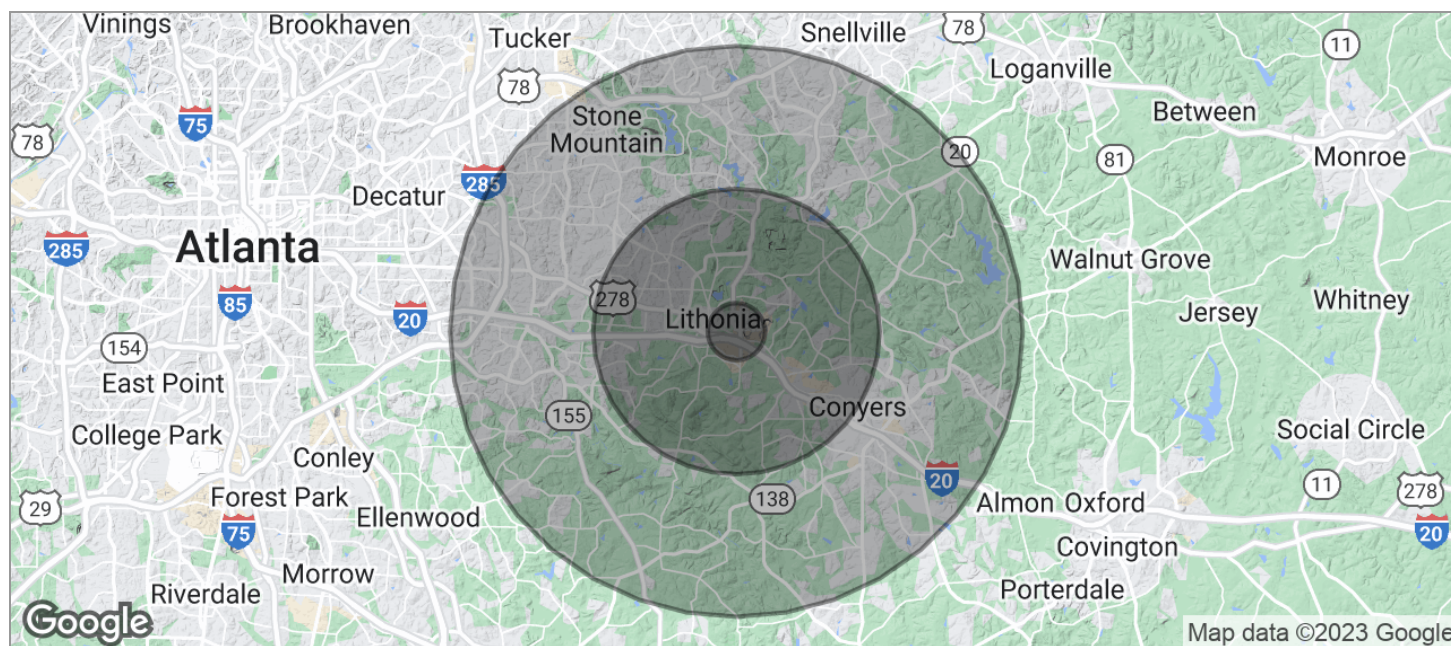
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,290	96,812	405,455
MEDIAN AGE	33.7	32.7	34.8
MEDIAN AGE (MALE)	32.0	30.3	32.3
MEDIAN AGE (FEMALE)	34.4	34.3	36.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	846	34,662	142,558
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$53,474	\$57,222	\$64,654
AVERAGE HOUSE VALUE	\$157,260	\$164,799	\$181,265
RACE	1 MILE	5 MILES	10 MILES
% WHITE	11.1%	13.7%	22.6%
% BLACK	83.8%	81.9%	72.2%
% ASIAN	0.9%	0.4%	1.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	3.4%	2.7%	1.7%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	6.4%	6.0%	4.8%

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