

LAND FOR SALE

2.4+/- Acre Assemblage

KING Industrial
Realty, Inc.



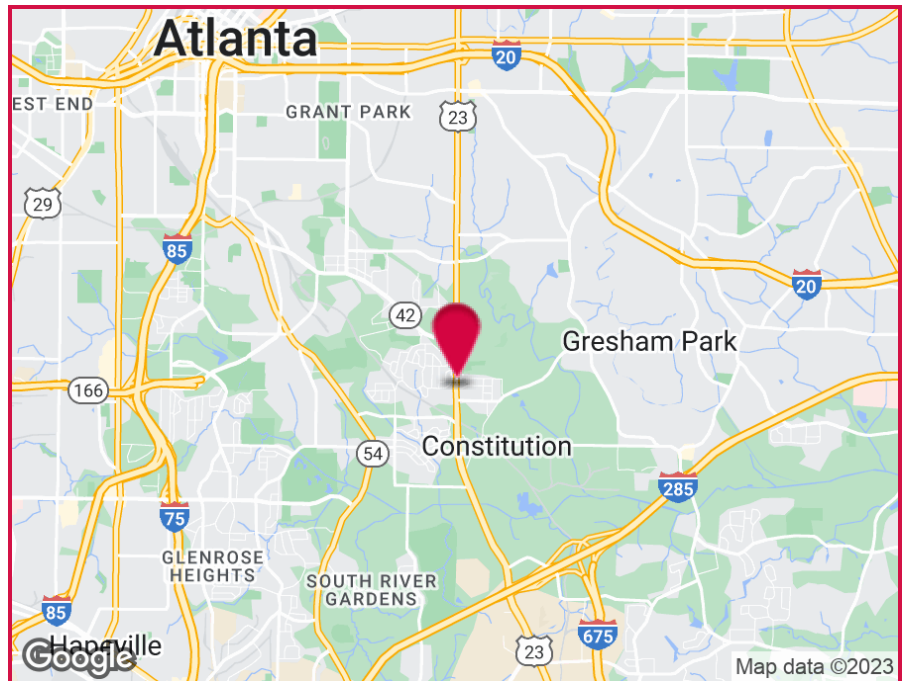
2030 Moreland Avenue , Atlanta, GA 30315

OFFERING SUMMARY

Lot Size: 2.4 Acres
Zoning: C-2

PROPERTY HIGHLIGHTS

- Assemblage of 5 Lots
- 34,446+/- Cars Per Day
- Corner of Moreland Ave & Hillcrest Dr
- 98' Frontage on Moreland Ave
- 259' Frontage on Hillcrest Drive
- List of Permitted Uses Available



For More Information Contact:

BRYAN MARSHBURN, SIOR, CCIM

Vice President

404.942.2044

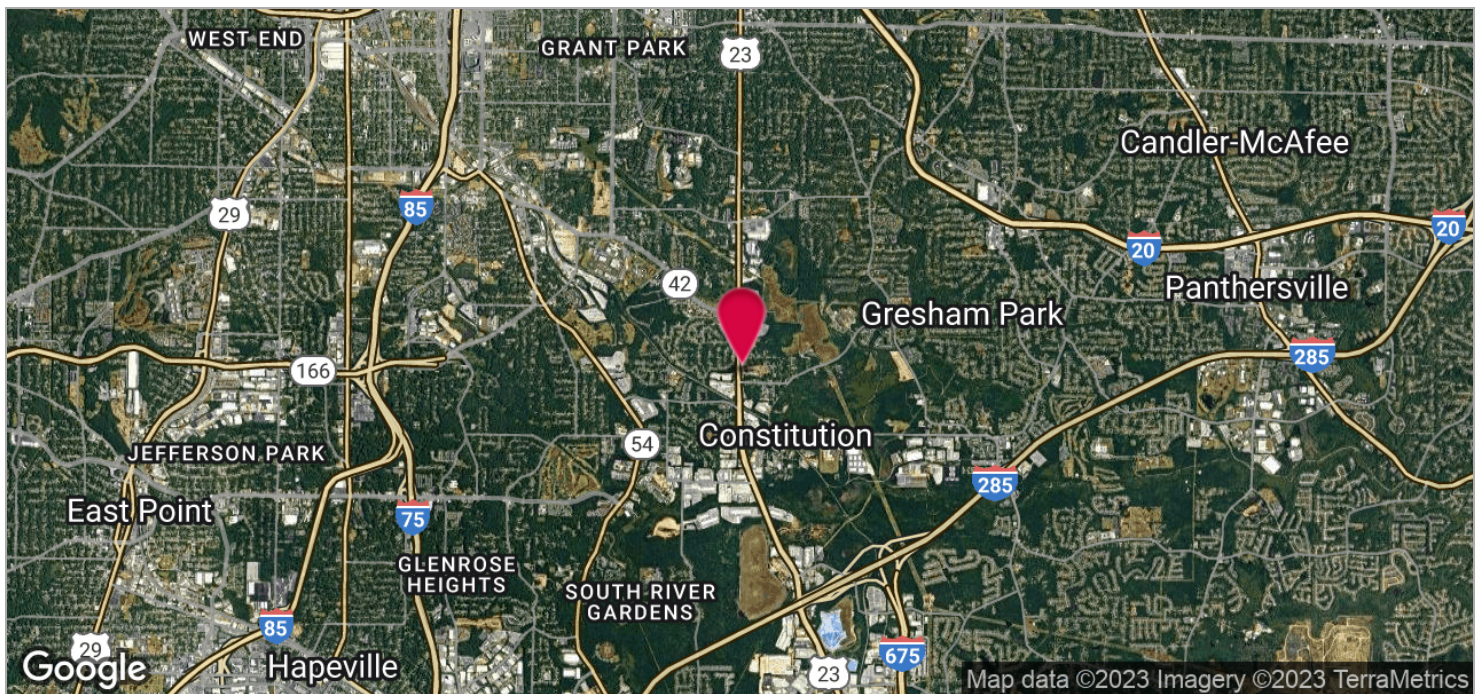
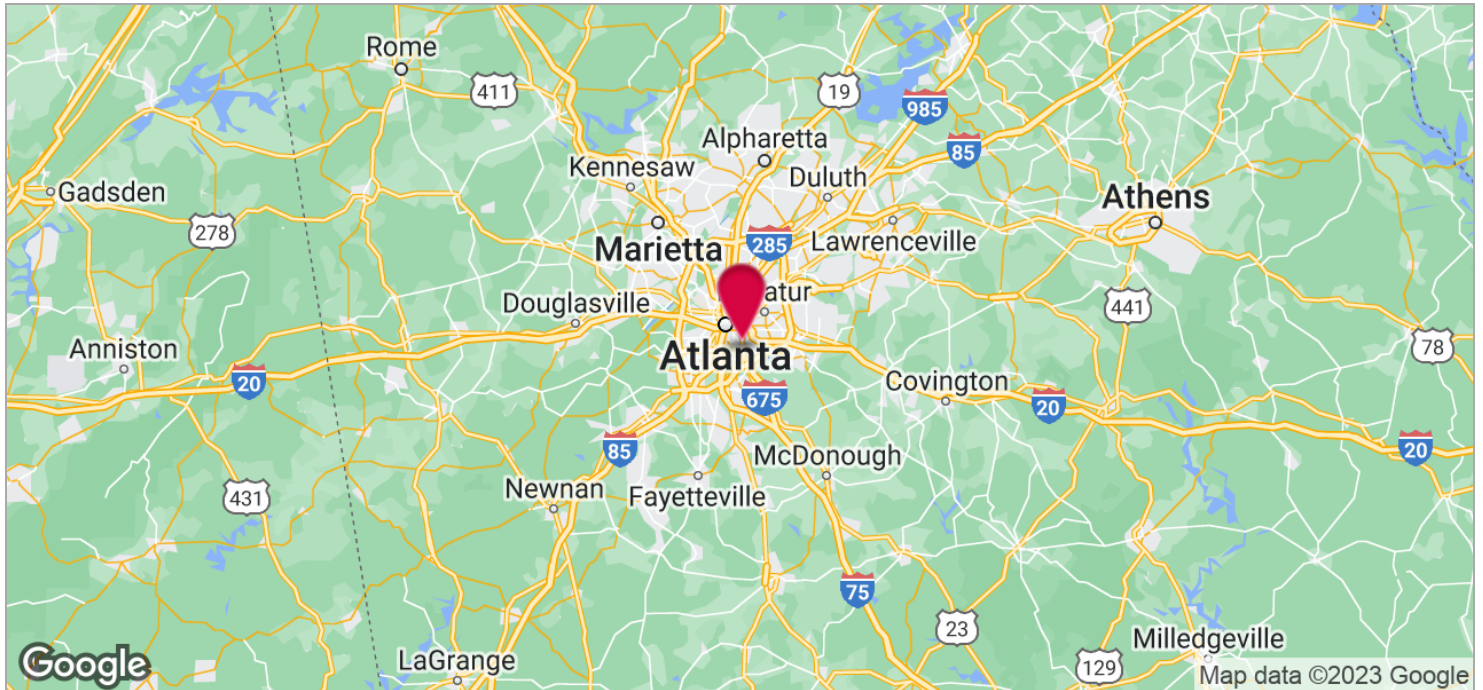
bmarshburn@kingindustrial.com

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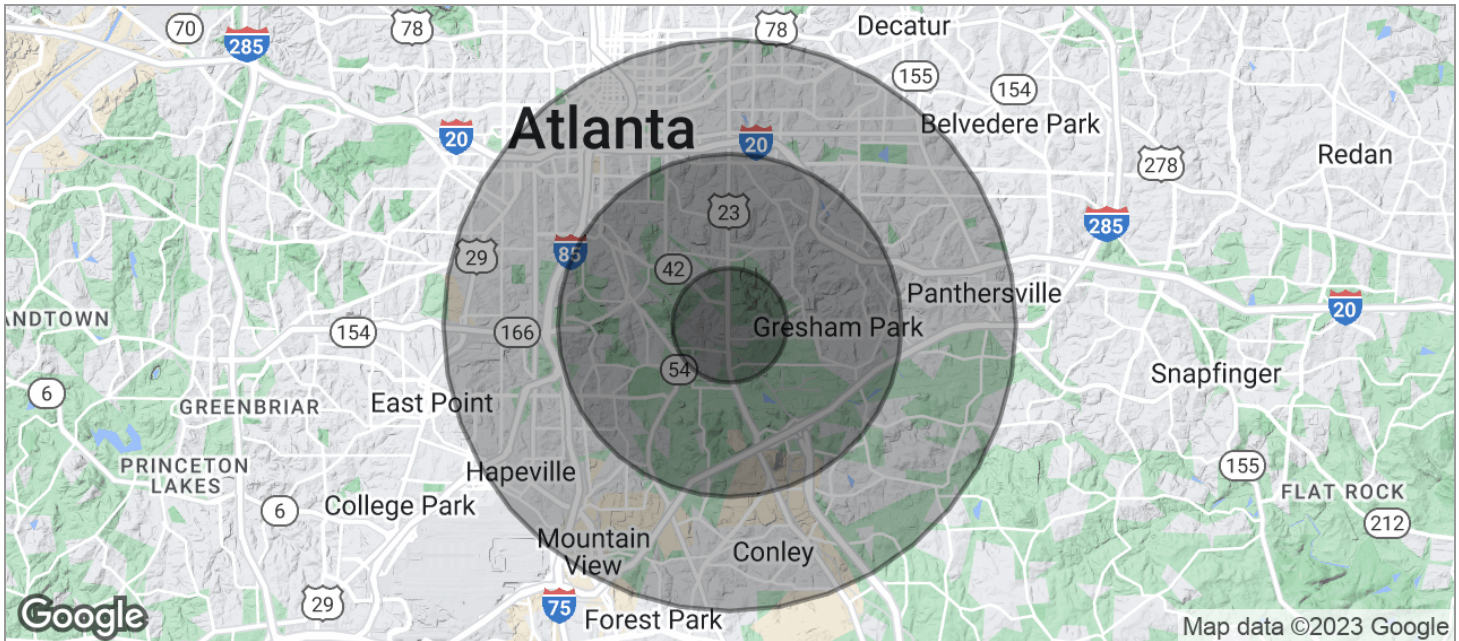
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,335	62,336	200,430
MEDIAN AGE	29.3	33.8	34.1
MEDIAN AGE (MALE)	29.1	32.9	32.9
MEDIAN AGE (FEMALE)	28.7	33.0	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,523	23,280	80,842
# OF PERSONS PER HH	2.9	2.7	2.5
AVERAGE HH INCOME	\$33,123	\$51,919	\$54,509
AVERAGE HOUSE VALUE	\$206,256	\$200,050	\$232,531
RACE	1 MILE	3 MILES	5 MILES
% WHITE	10.9%	21.7%	25.2%
% BLACK	85.9%	72.8%	66.7%
% ASIAN	0.3%	1.0%	1.8%
% HAWAIIAN	0.4%	0.1%	0.1%
% INDIAN	0.1%	0.2%	0.2%
% OTHER	1.2%	2.6%	4.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	2.5%	6.1%	7.4%

* Demographic data derived from 2020 ACS - US Census

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