



2331 Bolton Road NW | Lot 1 | Atlanta, Georgia 30318

GROUND LEASE

Pad-ready site

1.29± AC

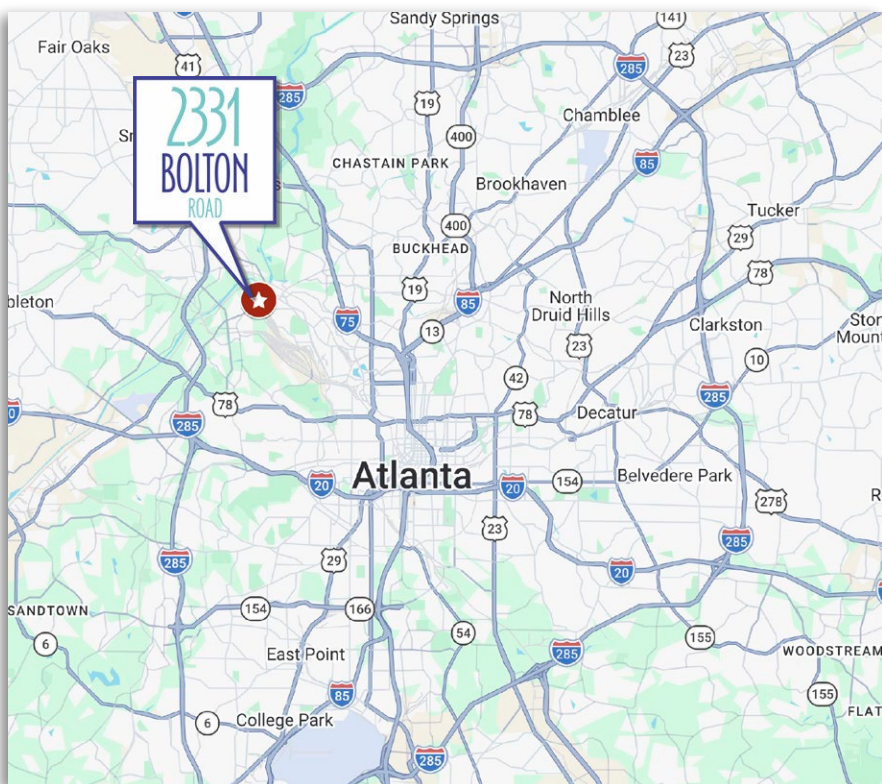
Utilities available

Access from Bolton Road & Marietta Road

Parking lot and curb cuts in place

Upper Westside location at intersection of
Bolton Road & Marietta Road

Traffic light access

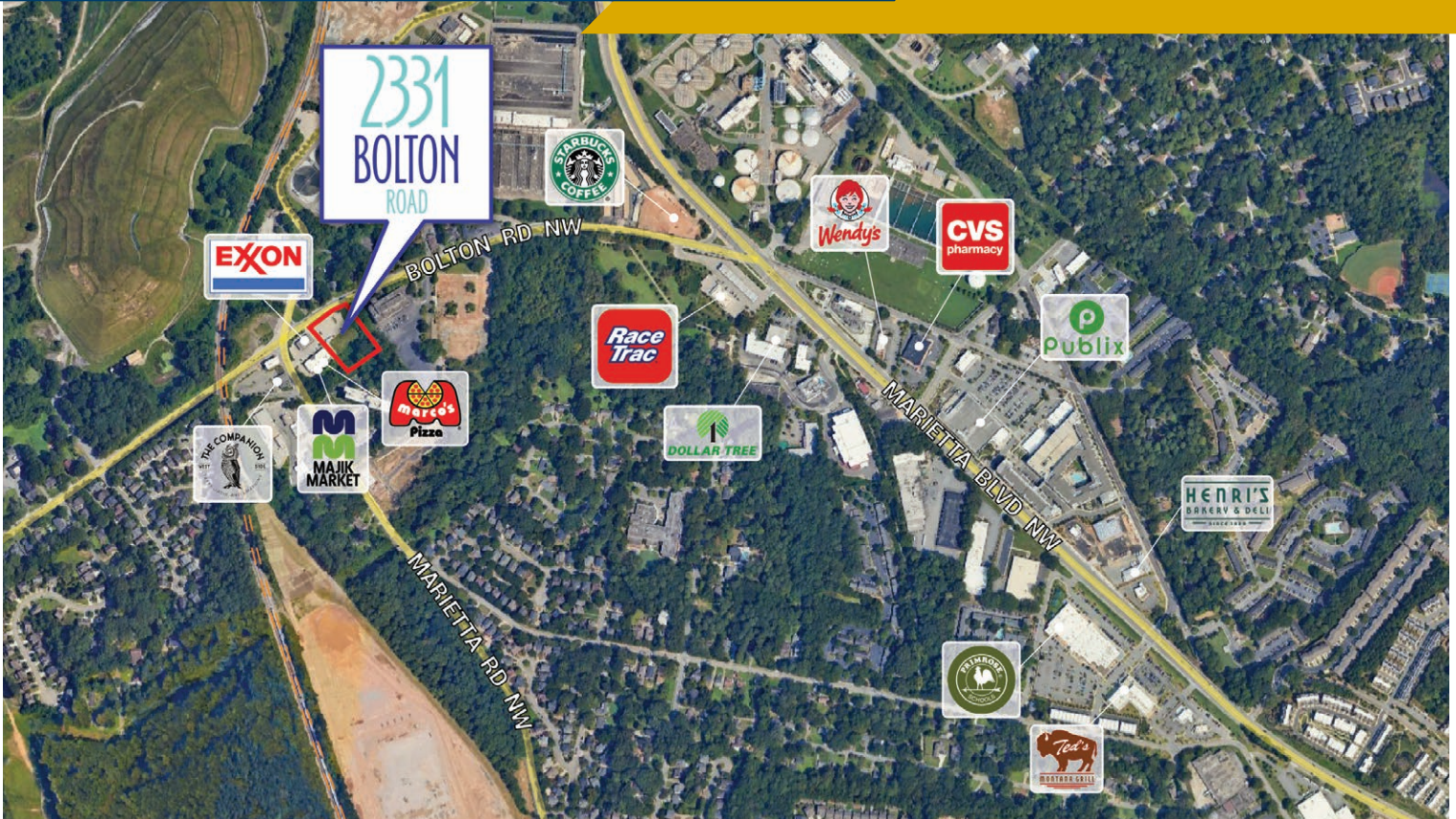


FOR MORE
INFORMATION
PLEASE CONTACT

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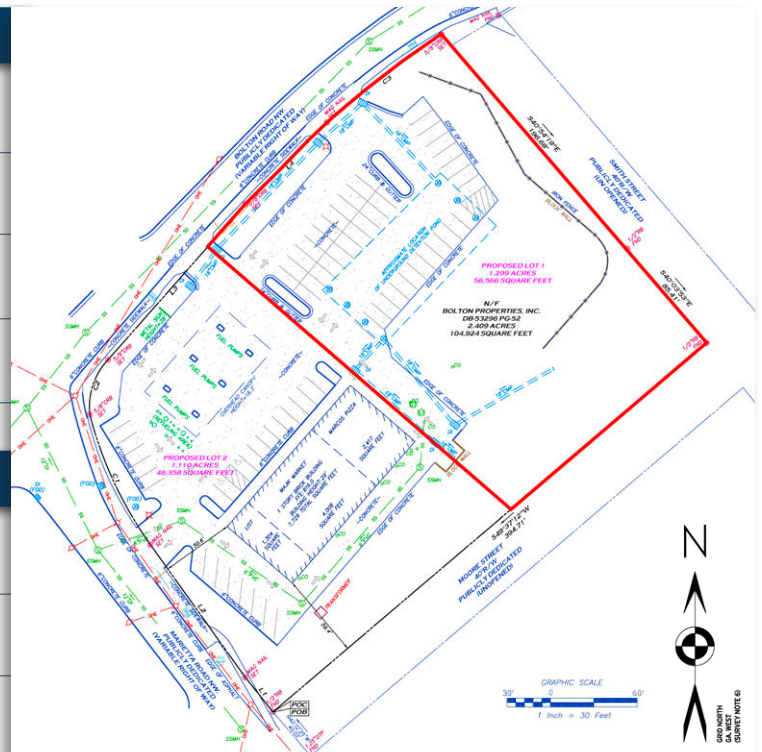
DEMOGRAPHICS

	1-mile	3-mile	5-mile
Population	6,957	66,973	221,078
Households	2,352	29,530	95,598
Average HH Income	\$141,343	\$138,783	\$131,105
Daytime Employees	2,568	36,391	199,186

TRAFFIC COUNTS

Bolton Rd NW (west of property)	26,010 VPD
Bolton Rd NW (east of property)	25,579 VPD
Marietta Rd NW	7,682 VPD

Source: Placer.ai



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