

1132 & 1142 Athens Highway | Grayson, Georgia 30017

VALUE ADD OPPORTUNITY

\$8,150,000 35,735± SF RETAIL CENTER

North Metro Atlanta Location

Strong Upside Potential

Excellent Visibility & Easy Access

Densely Developed, Strong Demographic Area

Excellent Visibility on High Traffic Corridor with direct Traffic Light Access





FOR MORE INFORMATION PLEASE CONTACT PHIL RYAN 770.729.2843 pryan@lavista.com

LAVISTA.COM



DEMOGRAPHICS (5-mile radius)		-tolly Springs (140 19 Branch Chestnut Mountain Pender
Population	147,428	oodstock (14) Buford Braselton
Households	45,551	Alpharetta (2) (3) Suwanee (1) Johns Creek
Average HH Income	\$112,657	Duluth Peachtree
Daytime Employees	74,468	Sandy Springs (14) Norcross Lawrenceville Bethlehem
Monthly Vists	12,400	Smyrna Vinings Brookhaven Tuckér Snellville
		To Decatur 2015 De
TRAFFIC COUNTS		Atlanta COOPER Brove
Athens Hwy / US 78 / GA 10	39,354 VPD	East Point College Park
Cooper Rd	10,356 VPD	Every Forest Park To Oxford Covington
Rosebud Rd SW	16,191 VPD	Riverdale Porterdale
Source: Placer.ai		Jonesboro Janiestown Mansfield

FOR MORE INFORMATION PLEASE CONTACT PHIL RYAN 770.729.2843 pryan@lavista.com

LAVISTA.COM