

LAVISTA
ASSOCIATES, INC.

Commercial Real Estate

OVER
50
YEARS
EST. 1972

INVESTMENT SALE

COOPER VILLAGE



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

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LAVISTA.COM

3490 Piedmont Road, NE | Suite 1300 | Atlanta, Georgia 30305

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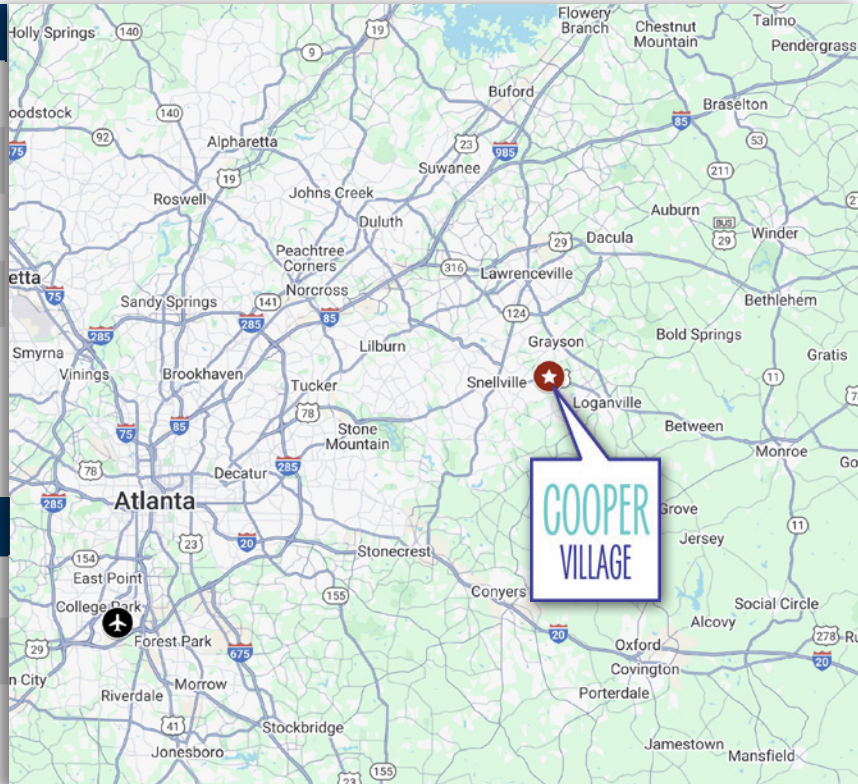
DEMOGRAPHICS (5-mile radius)

Population	147,428
Households	45,551
Average HH Income	\$112,657
Daytime Employees	74,468
Monthly Vists	12,400

TRAFFIC COUNTS

Athens Hwy / US 78 / GA 10	39,354 VPD
Cooper Rd	10,356 VPD
Rosebud Rd SW	16,191 VPD

Source: Placer.ai



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