

2869 Evans Mill Road Lithonia, GA 30038



FOR SALE

Contact:

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Property Highlights

- The property is located directly off busy I-20 in rapidly growing Dekalb County.
- Offers excellent visibility from Evans Mill Road.
- Located less than two miles from Hilton Garden Inn and Stonecrest Mall.
- Zoned Commercial.
- For Sale | 0.97 Acres

UNION
 PROPERTY AND
 BY THE
 SUBJECT

PROPERTY
 OR OF
 IMPROVEMENTS
 REPORTED
 HEREON, AND

SECTION OF THE
 PLAN AS SHOWN
 BY AND SCALED

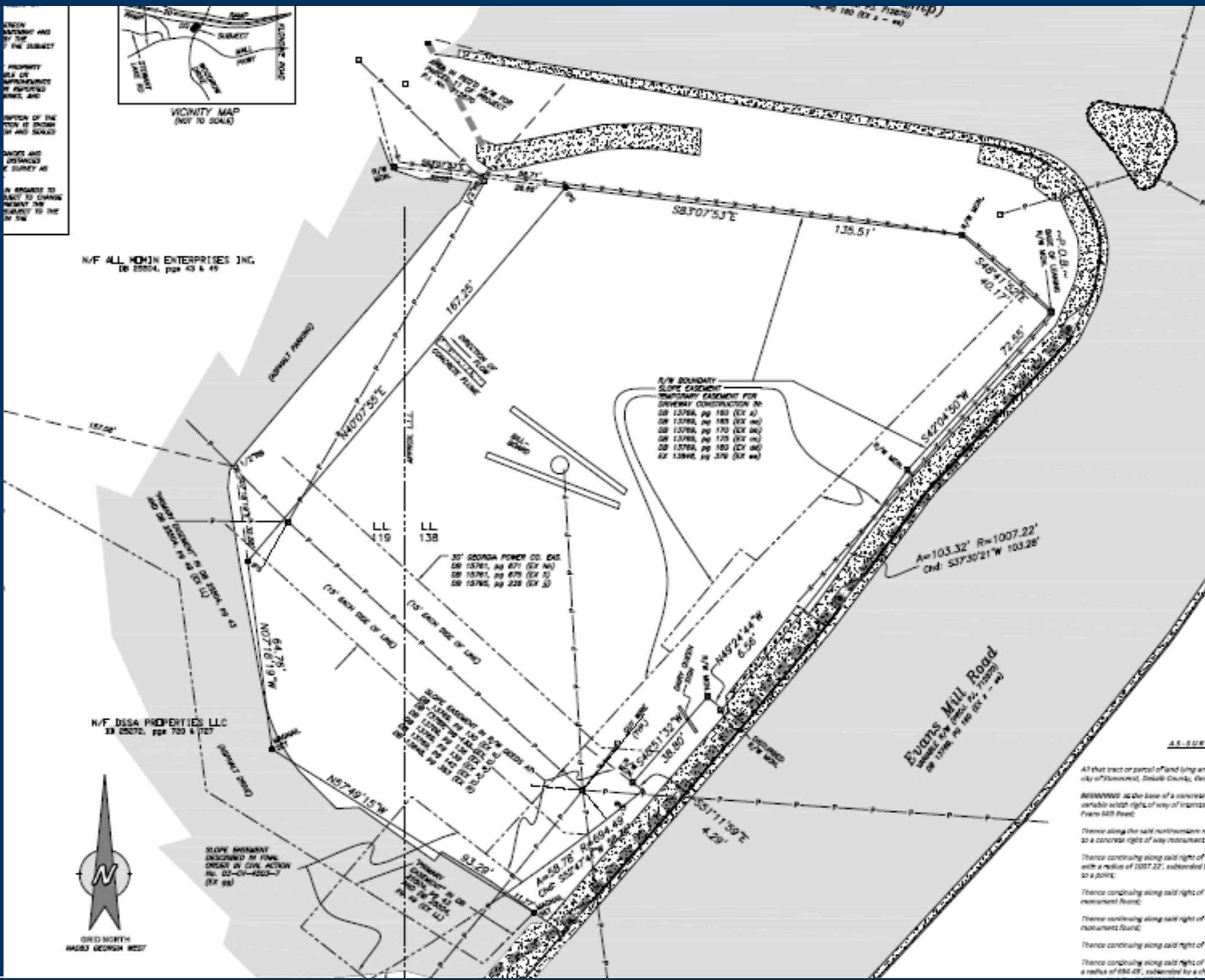
ANGES AND
 DISTANCES
 SURVEY AS

IN ORDER TO
 CHANGING
 NEAREST THE
 SUBJECT TO THE
 IN THE



N/F ALL MOON ENTERPRISES INC.
 DB 22804, pgs 43 & 44

N/F DSSA PROPERTIES LLC
 DB 25270, pgs 753 & 757



All that tract or parcel of land lying and
 city of Stone Mountain, DeKalb County, Georgia

ADDITIONAL: at the base of a concrete
 variable width right of way of Interstate
 75/85 Road;

Thence along the said northern line
 to a concrete right of way monument

Thence continuing along said right of way
 with a radius of 1007.22', subtended by
 to a point;

Thence continuing along said right of way
 monument found;

Thence continuing along said right of way
 monument found;

Thence continuing along said right of way
 monument found;

Thence continuing along said right of way
 with a radius of 692.45', subtended by a ch

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Site Plan





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AREA DEMOGRAPHICS



2023
Population

1 MILE	6,772
3 MILE	53,239
5 MILE	126,979



2023 Daytime
Population

1 MILE	4,347
3 MILE	16,348
5 MILE	40,987



Household 2023

1 MILE	2,918
3 MILE	21,632
5 MILE	47,864



Household
Income

1 MILE	\$47,536
3 MILE	\$67,808
5 MILE	\$82,895



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Trade Area Overview

