



**A**tlanta  
**L**and  
**G**roup



**FOR SALE - HIGH-DENSITY MULTI-FAMILY SITE**

**5335 Stone Mtn Hwy**

Stone Mountain, GA 30087

**Mike Cahalan**

678.429.1990

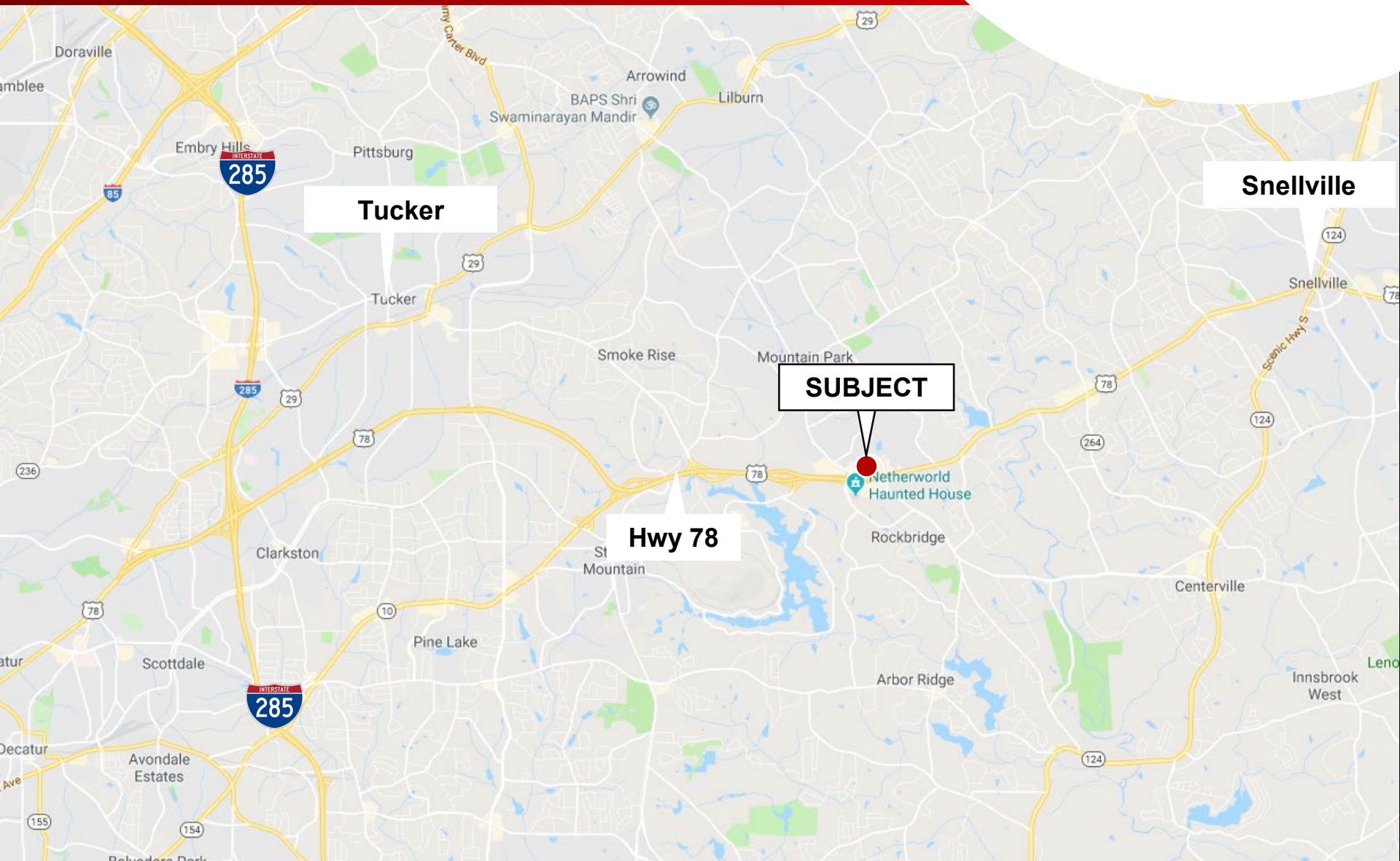
mcahalan@AtlantaLandGroup.com

# PROPERTY OVERVIEW

- High-density Multi-family site
- +/-4.89 Acres
- Gwinnett County
- Topography is a gentle slope
- Zoning will allow for 45 units to the acre
- +/-190 ft frontage on Hwy 78
- Asking Price - \$3,250,000



# PROXIMITY MAP

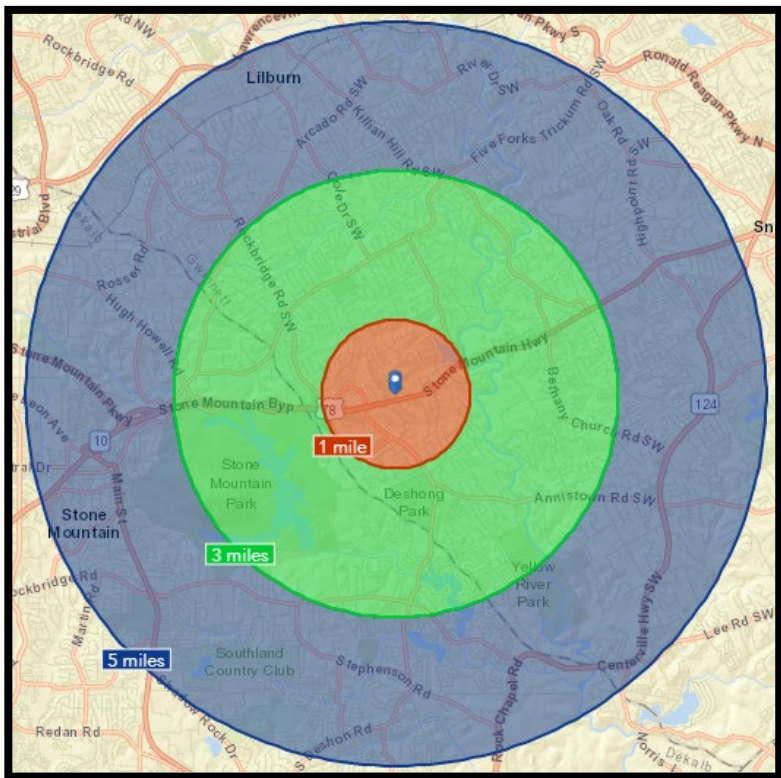


# SUBMARKET AERIAL

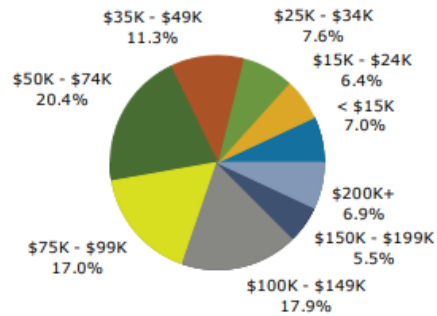


# Demographics Esri 2019

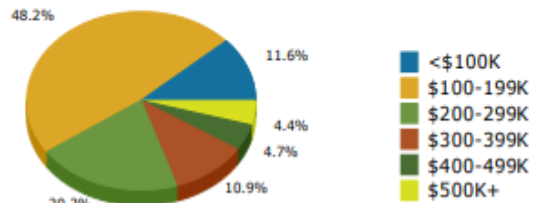
	Population	# of Households	Avg Household Income	Median Age
<b>1 Mile</b>	5,267	2,105	\$89,886	47
<b>1-3 Miles</b>	42,762	15,009	\$104,227	42
<b>3-5 Miles</b>	105,356	36,329	\$87,967	38



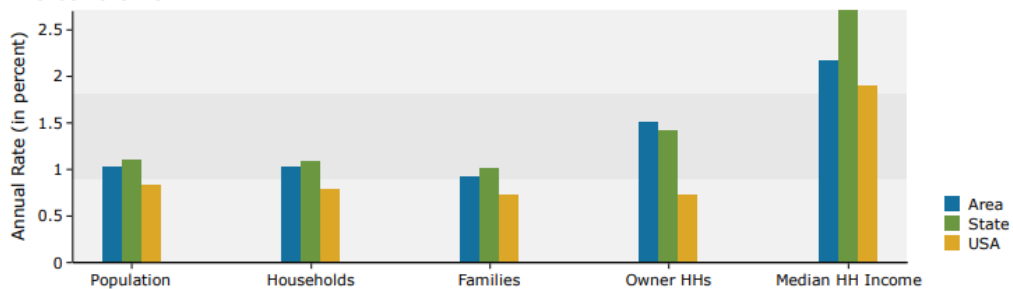
## 2019 Household Income



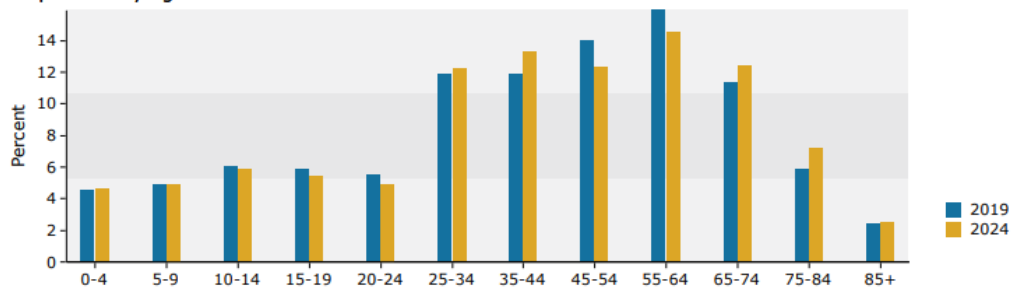
## 2019 Home Value



## Trends 2019-2024



## Population by Age





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