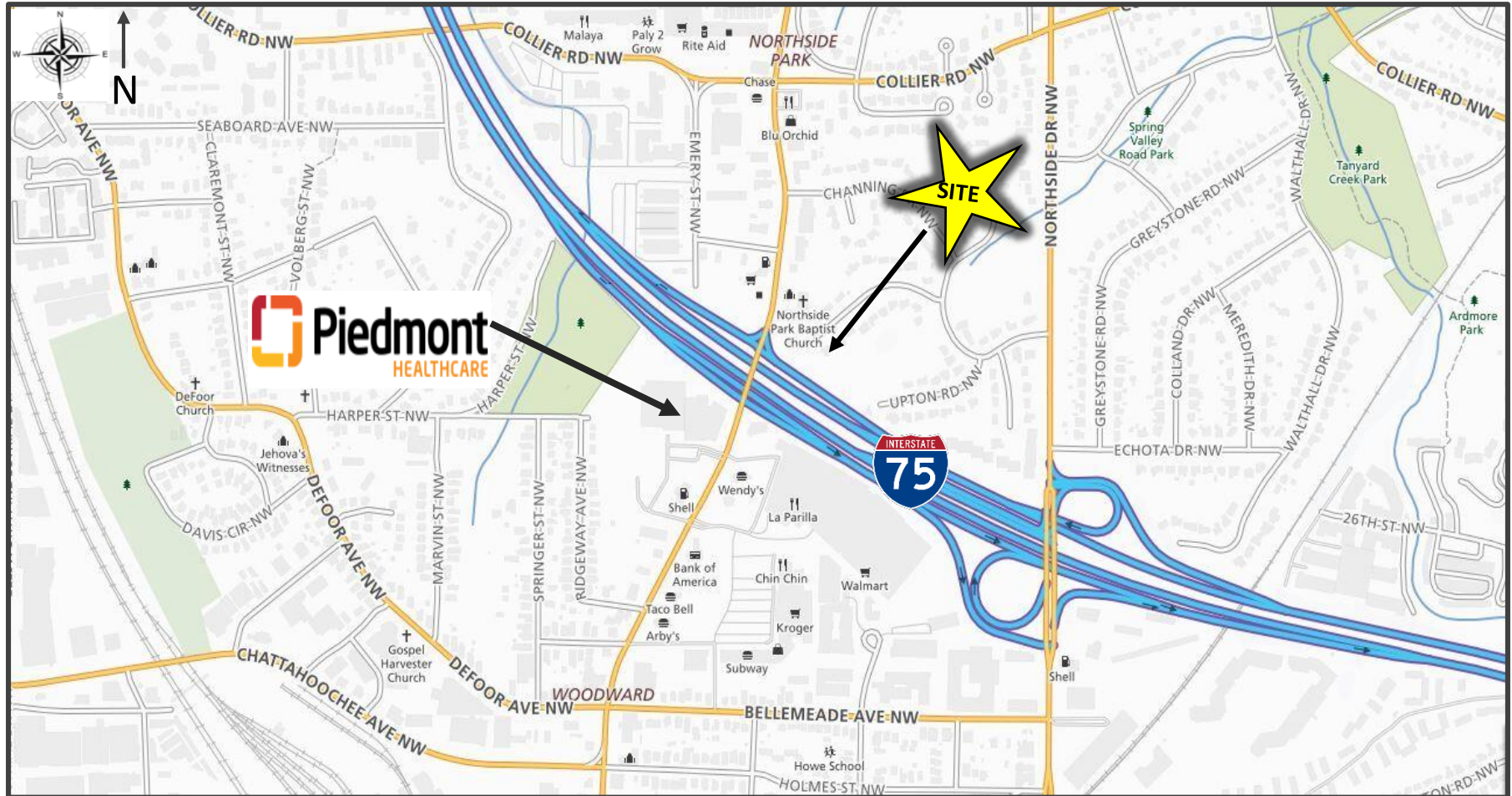


+/- .80 Acres *FOR SALE*

1849 Howell Mill Road NW, Atlanta, 30318
Fulton County, GA



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Pete Galbiati | 404.374.6499
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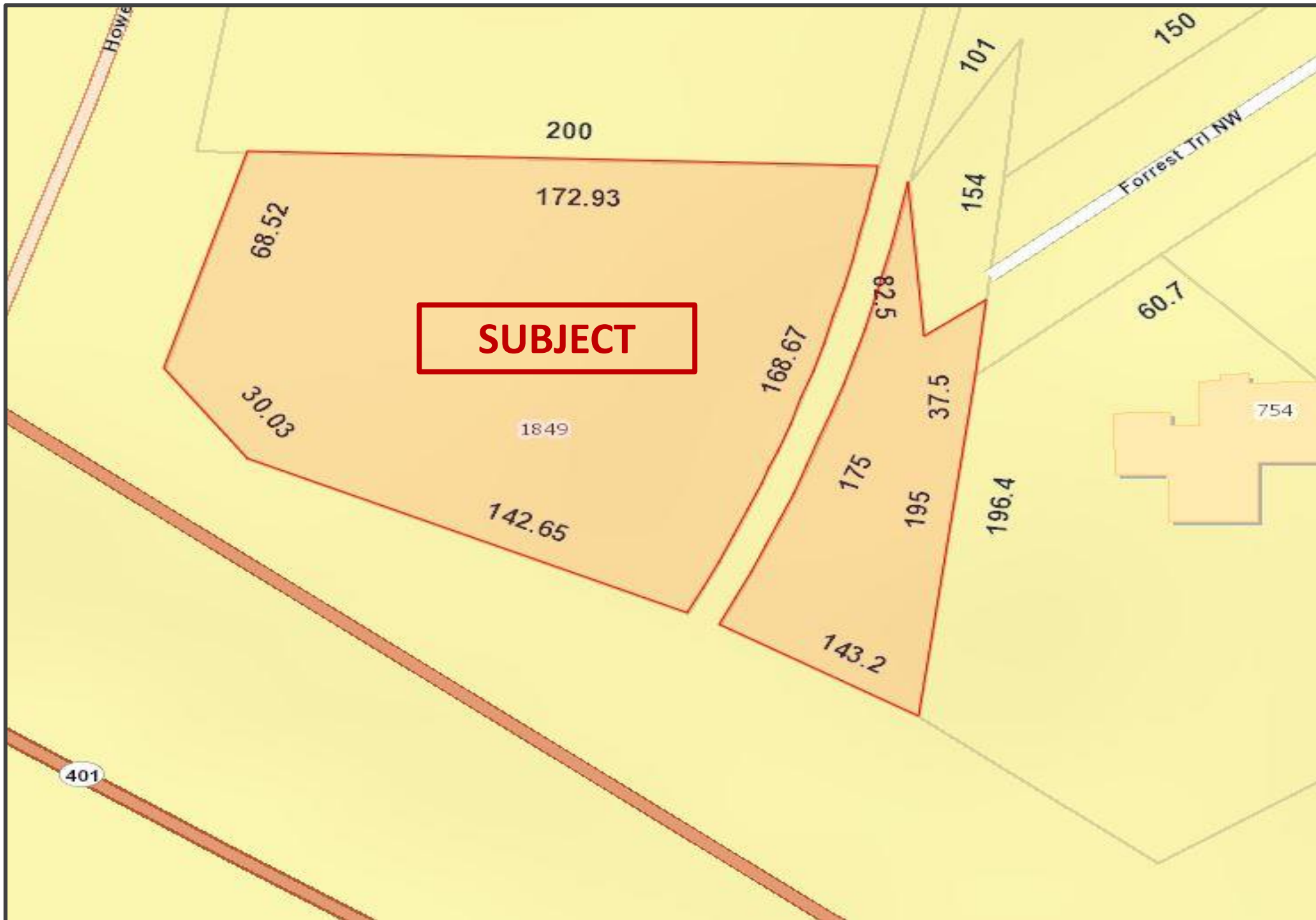
PROPERTY OVERVIEW

- +/- .82 acres
- Fulton County
- PIN # 17 0153 0011 0824
- Zoning MRC 1 C – City of Atlanta
- All utilities, including sewer, available to site
- 231,000 ADT on I-75 (2017)

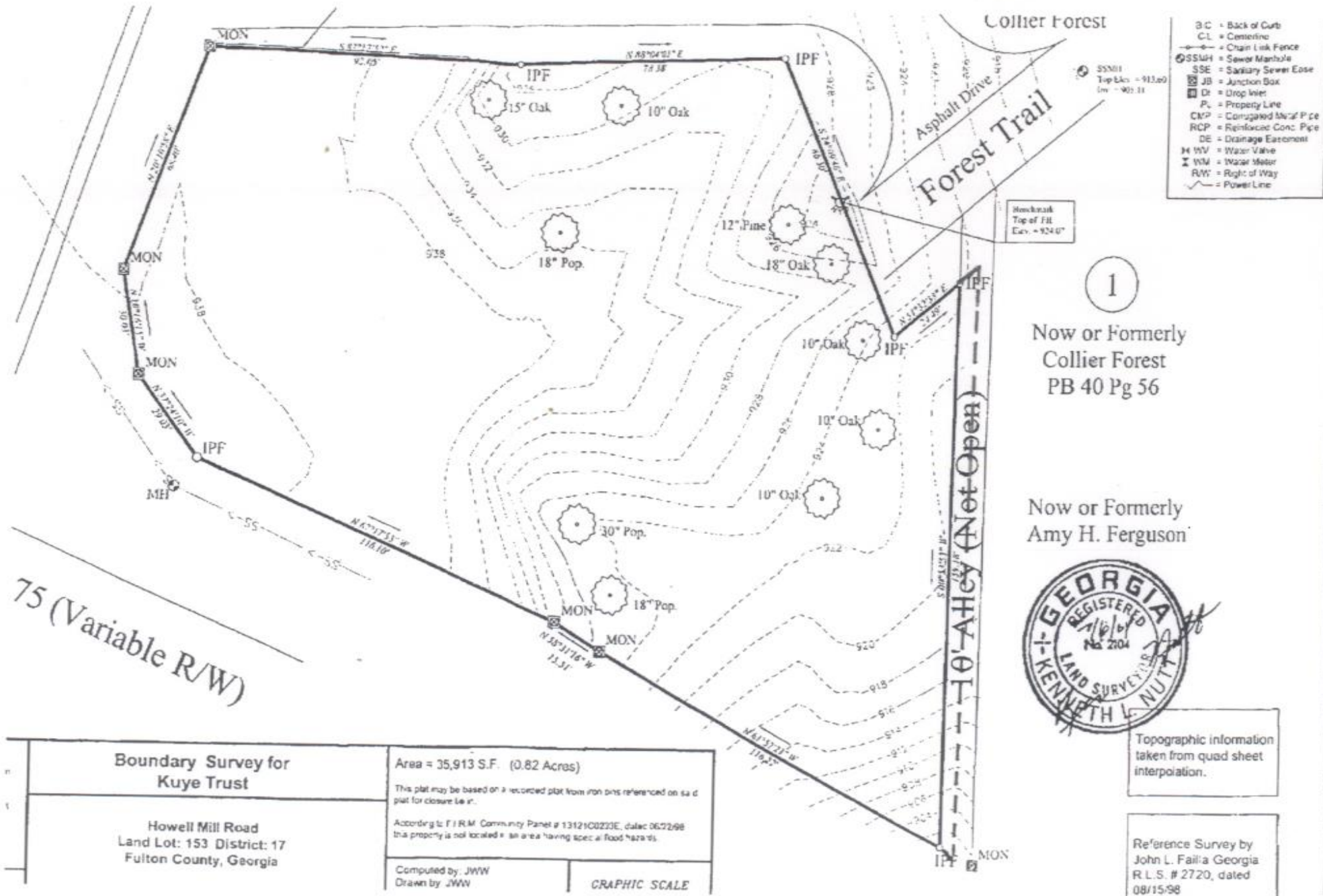
Asking: \$3,500,000



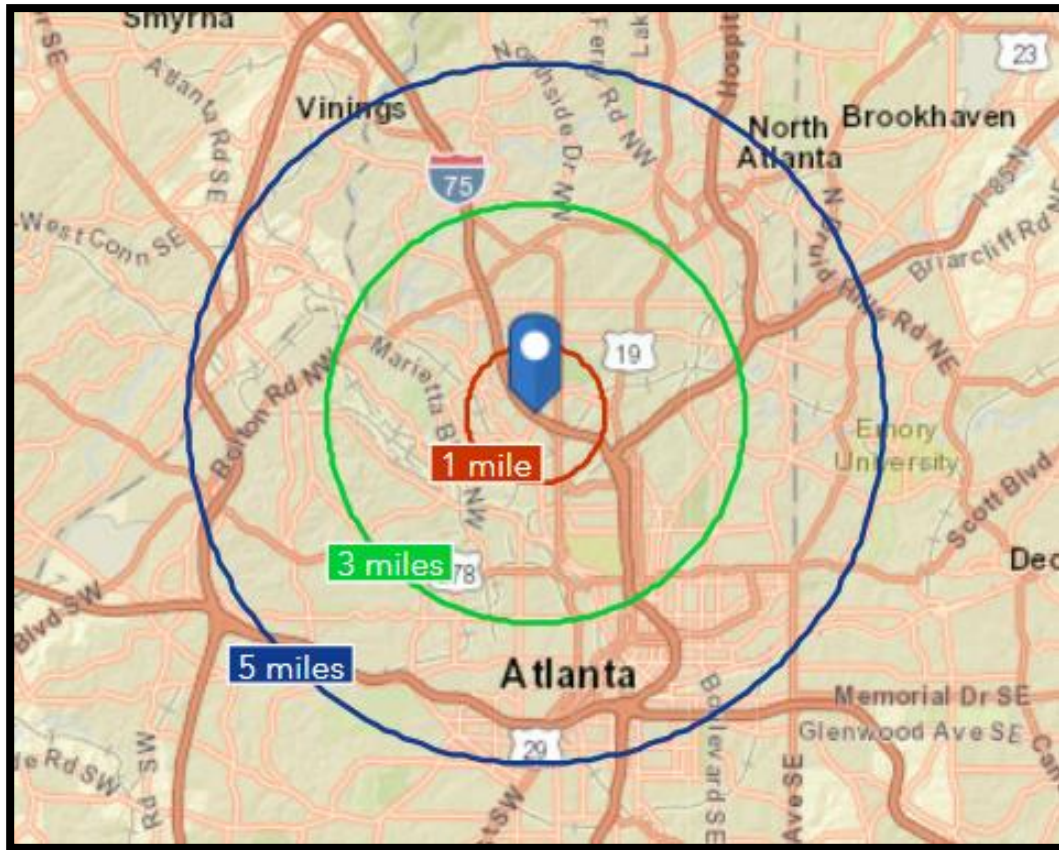
Tax Plat



SURVEY



Demographics



Demographics (STDB)

1 mile Radius

Population	13,724
Households	7,245
Median Household Income	\$74,370

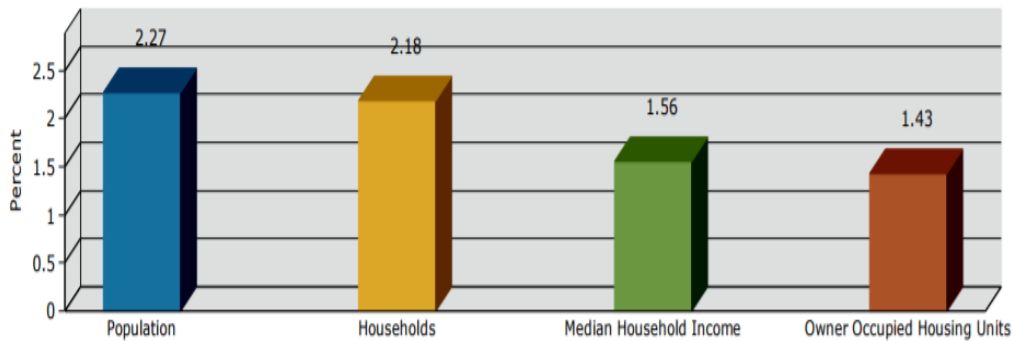
3 mile Radius

Population	122,290
Households	58,503
Median Household Income	\$66,407

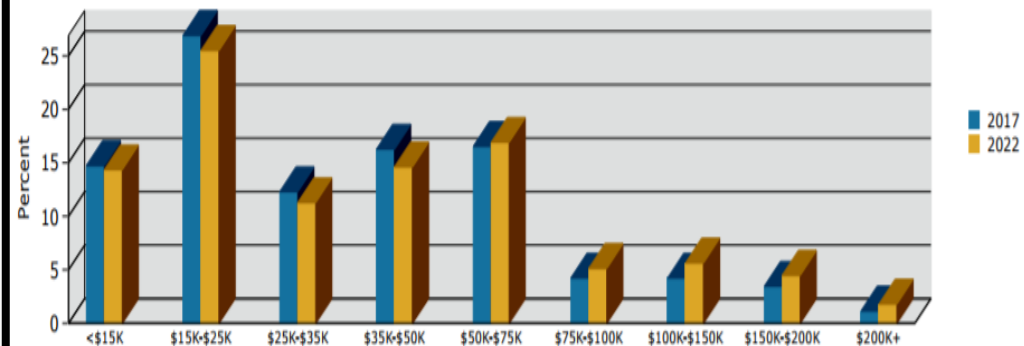
5 mile Radius

Population	316,148
Households	150,976
Median Household Income	\$61,424

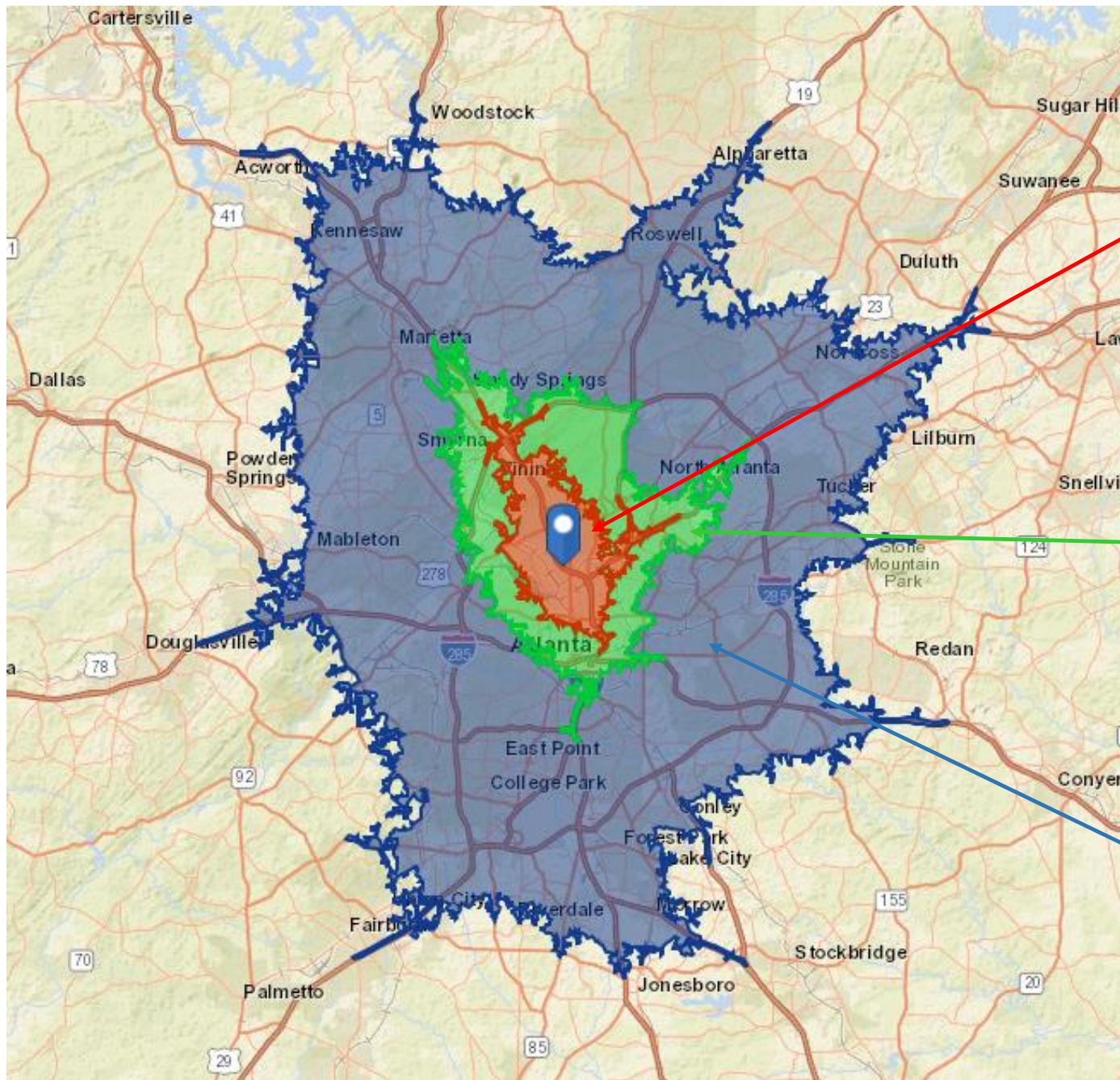
2017-2022 Annual Growth Rate



Household Income



Drive Time Map



10 Minutes

15 Minutes

30 Minutes

Summary

The subject property is a highly visible .82 acre pin corner tract that overlooks I-75 at the Howell Mill Road intersection. The property is zoned MRC-1-C in the City of Atlanta. This zoning allows for a mix of commercial and residential use. Potential uses: Stacked flat condominium, specialty retail, mixed use. The site is well suited for a high profile development.



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