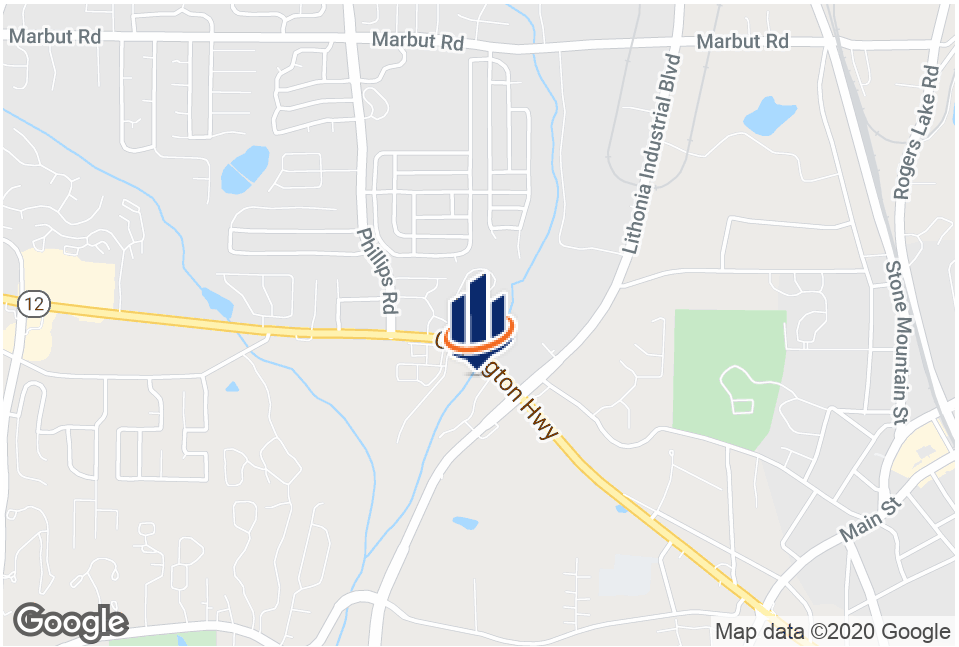
FOR SALE

7173 COVINGTON HIGHWAY

INDUSTRIAL FLEX SPACE +/- 10,000 SQ FT | ATLANTA MSA

Lithonia, GA 30058

SVN
CREVISTON REALTY, INC.



OFFERING SUMMARY

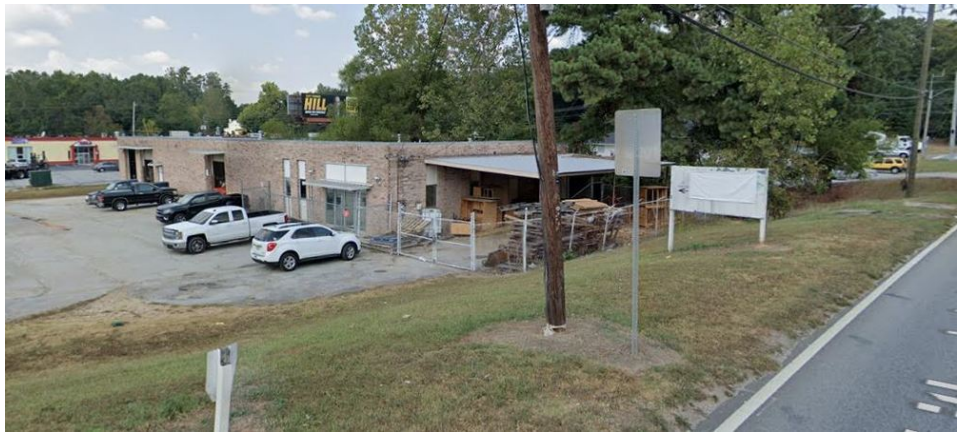
SALE PRICE:	$425,000
BUILDING SIZE:	10,000 SF
LOT SIZE:	0.6 Acres
PRICE / SF:	$42.50
YEAR BUILT:	1969
RENOVATED:	1998
ZONING:	M1
MARKET:	Atlanta MSA
SUBMARKET:	Lithonia
APN:	16-121-03-013

PROPERTY OVERVIEW

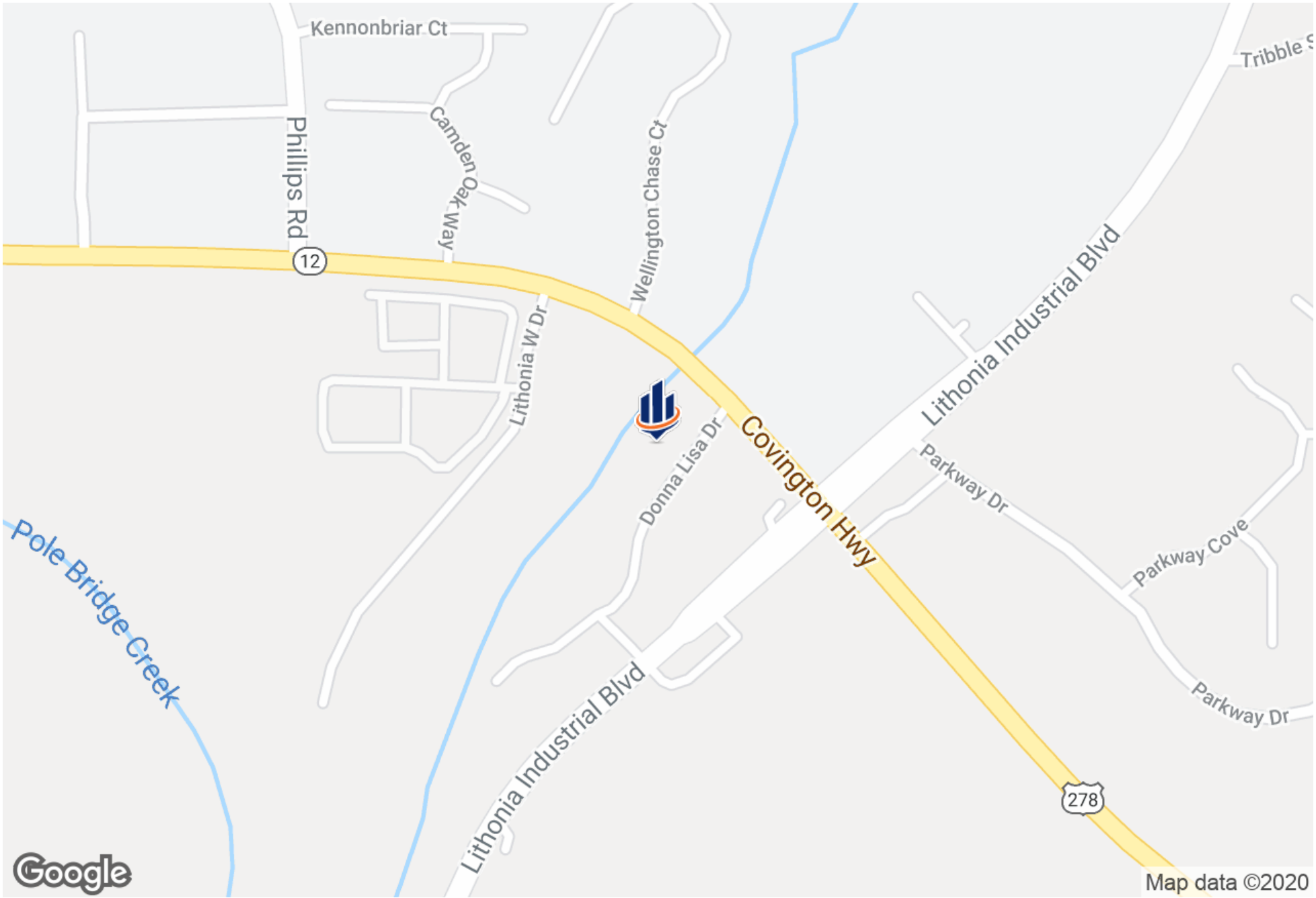
SVN Creviston Realty Inc. is pleased to present for sale 7173 Covington Highway. Property is a freestanding warehouse. Great location. 6 offices, with a reception area, sprinkler system, AC, (3 phase) 440 Electrical. Part of a portfolio which also includes 2485 Lithonia Industrial Blvd directly beside it.

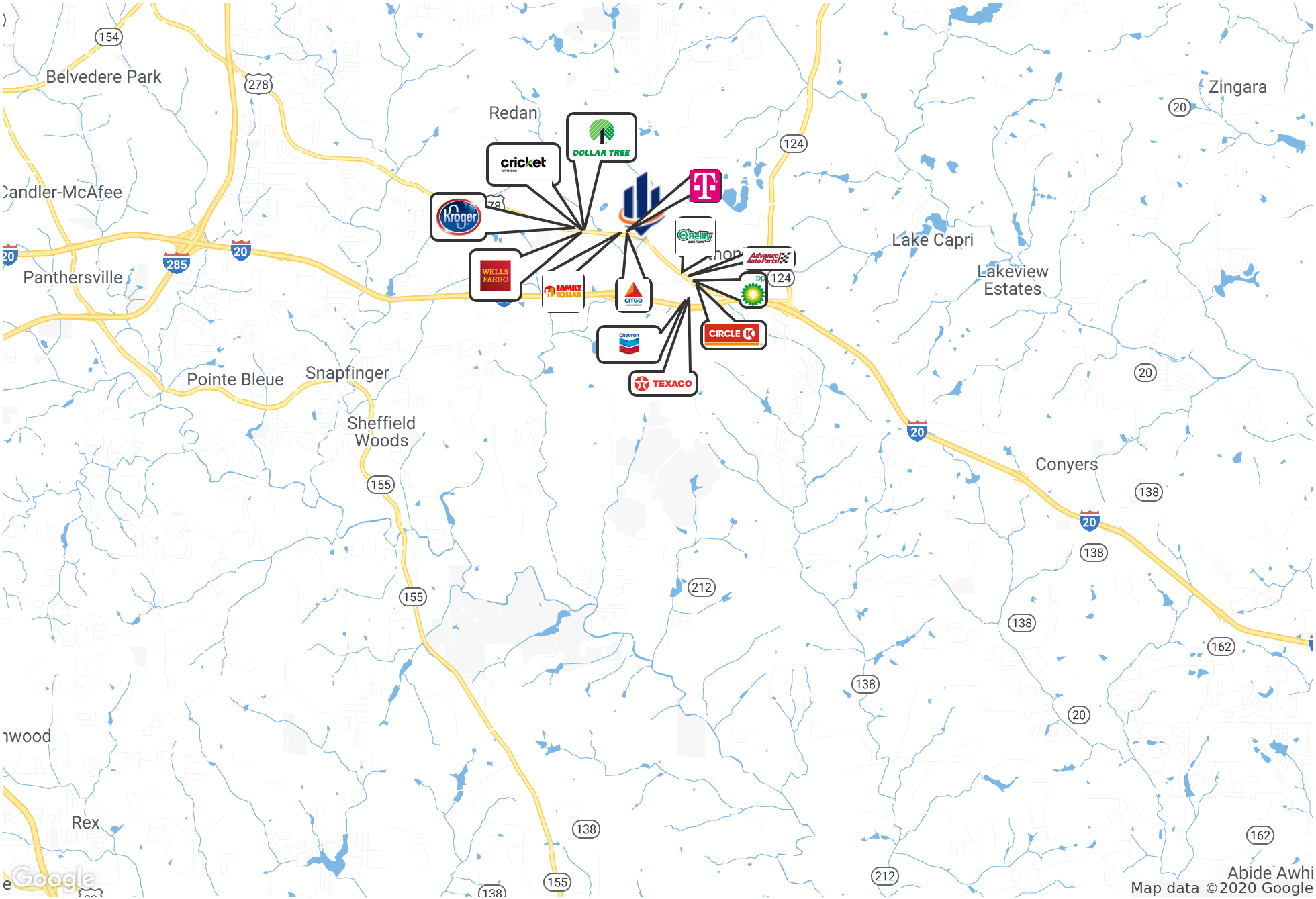
PROPERTY HIGHLIGHTS

- Near Highway I-20
- Fenced Lot
- 2 Docks
- 2 Roll-Up Doors
- High Traffic Count

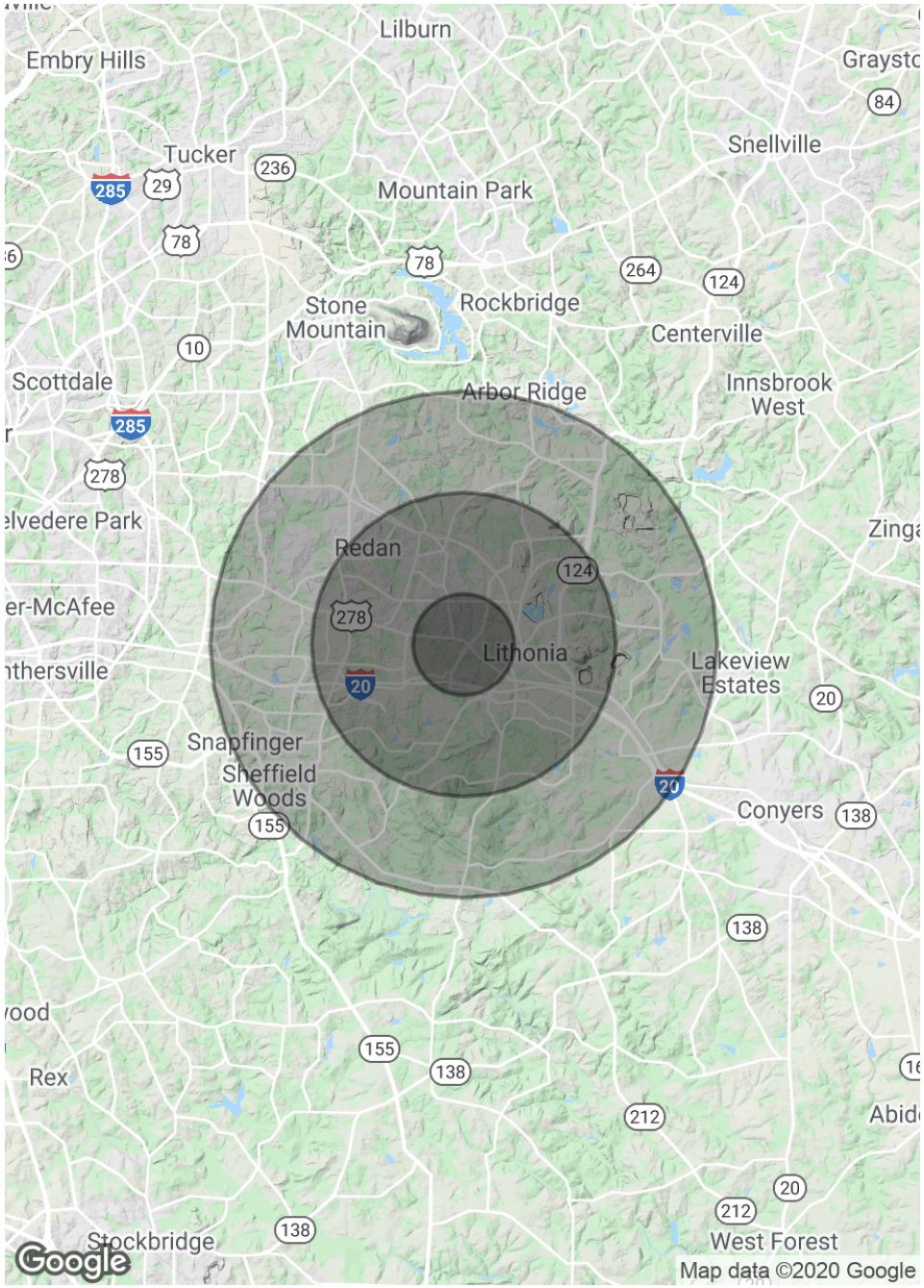


EXIT
NO PARKING ANYTIME
NO PARKING ANYTIME
NO PARKING ANYTIME
PRIVATE PROPERTY


Kennonbriar Ct
Tribble S
Phillips Rd
Camden Oak Way
Wellington Chase Ct
12
Lithonia W Dr
Lithonia Industrial Blvd
Donna Lisa Dr
Covington Hwy
Parkway Dr
Parkway Cove
Pole Bridge Creek
Lithonia Industrial Blvd
Parkway Dr
278
Google
Map data ©2020


Belvedere Park
Redan
Zingara
Candler-McAfee
Panthersville
Lake Capri
Lakeview Estates
Pointe Bleue
Snapfinger
Sheffield Woods
Conyers
Rex
Abide Awhi
Map data ©2020 Google
cricket
DOLLAR TREE
Kroger
WELLS FARGO
FAMILY DOLLAR
CITGO
Chevron
TEXACO
CIRCLE K
O'Reilly
Advance Auto Parts
bp

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,512	55,613	133,358
AVERAGE AGE	30.9	32.0	33.0
AVERAGE AGE (MALE)	27.9	28.7	29.5
AVERAGE AGE (FEMALE)	33.3	34.0	34.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,686	20,914	48,104
# OF PERSONS PER HH	2.6	2.7	2.8
AVERAGE HH INCOME	$45,311	$50,805	$58,429
AVERAGE HOUSE VALUE	$140,629	$144,969	$167,496

** Demographic data derived from 2010 US Census*