



## AVAILABLE FOR GROUND LEASE OR BUILD-TO-SUIT

Great opportunity to get into a growing area in one of the strongest, most resilient markets in the country.

- 5.2 acres available
- Fronts major N/S thoroughfare in premier retail corridor
- Easy access
- Great for multi-family and/or retail pads

National retailers include:

- Walmart
- Home Depot
- Target
- Chick-fil-a
- Barnes and Noble
- Olive Garden
- Red Lobster
- Sam's Club

## PROPERTY OVERVIEW

### TRAFFIC COUNTS

- May Avenue at Kilpatrick Turnpike: 24,000 CPD
- Pennsylvania Avenue at Kilpatrick Turnpike: 19,142 CPD
- Kilpatrick Turnpike: 16,000 CPD

DEMOGRAPHICS	1Mile	3Mile	5Mile
Population:	4,568	52,855	135,806
Employment:	3,545	29,166	55,581
Average Income:	\$69,411	\$67,637	\$66,399

AVAILABLE | 50,000 SF

