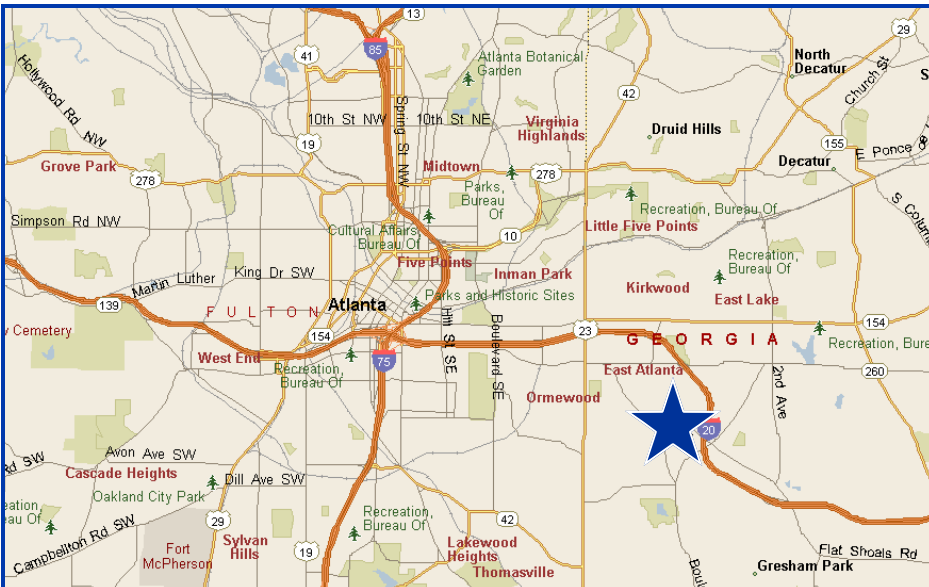
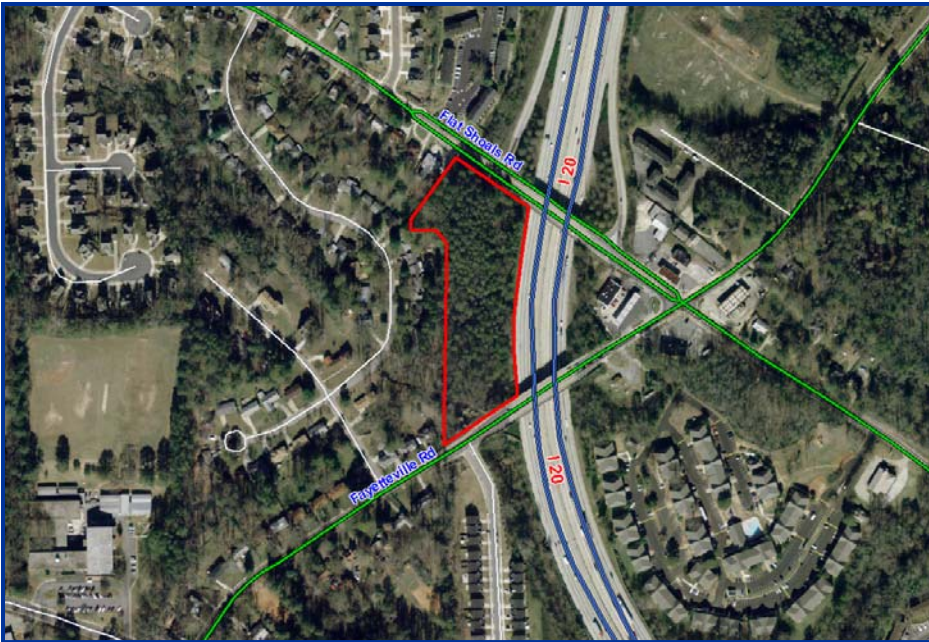


FOR SALE

4.52+ ACRES IN EAST ATLANTA

1071 FAYETTEVILLE RD
ATLANTA, GA 30316
DEKALB COUNTY



FEATURES:

- Zoned RG-C3 and O&I - City of Atlanta
- Directly off I-20 at Flat Shoals Rd Exit
- LDP for 4 story building above 67,000 SF parking deck
- Additional 3 buildings totaling 60,000+ SF (see site plan for details)
- Building footprint
O&I 17,000 SF
RG-C3 3 x 4,800 = 14,400 SF
- Utilities available
- For sale at \$1,150,000 (\$254,425 per acre)

HIGHLIGHTS:

- 500' of frontage on I-20
- Minutes to the new Glenwood Park development
- Minutes from the newly re-developed East Atlanta Village
- Surrounded by new residential development

EXCLUSIVELY MARKETING BY:

Kelly J. Givens
404.442.2835
kgivens@bryantcre.com



One Alliance Center
3500 Lenox Rd, NE, Suite 200
Atlanta, GA 30326

Ph: 404.442.2810

www.bryantcre.com

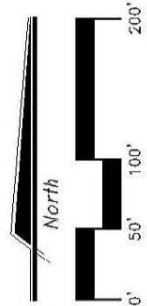
C O M M E R C I A L R E A L E S T A T E

Every effort has been made to obtain accurate information from the owner of the property and sources we believe to be reliable. However, we assume no liability for errors and omissions.

FOR SALE

4.52+ ACRES IN EAST ATLANTA

1071 FAYETTEVILLE RD
ATLANTA, GA 30316
DEKALB COUNTY



1071 FAYETTEVILLE ROAD
LL 147, 15TH DISTRICT
DEKALB CO. ATLANTA, GA.

ZONING: O-1
TOTAL GROSS AREA: 94,243.40 SF.
MIN LOT WIDTH: NO
MIN YARD REQ: FRONT - 50 FT.
SIDE - 15 FT.
REAR - 25 FT.
MAX BLDG. HEIGHT: NO

ZONING RG3-C
TOTAL GROSS AREA: 146,332.99 SF.
MIN LOT WIDTH: NO
MIN YARD REQ: FRONT - 40 FT.
SIDE - 7 FT.
REAR - 7 FT.

BUILDINGS FOOTPRINT AREA:
O-1 17,000 S.F.
RG3-C 3 X 4,800 = 14,400 S.F.

PARKING SPACES:
O-1 78
RG3-C 62
TOTAL = 140



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