

2469 OLD NORCROSS ROAD

NEC LAWRENCEVILLE HWY. & OLD NORCROSS ROAD
TUCKER, GA 30084

PROPOSED RETAIL DEVELOPMENT

THE
VELMEIR
COMPANIES

5757 W Maple Road
Suite 800
West Bloomfield, MI 48322

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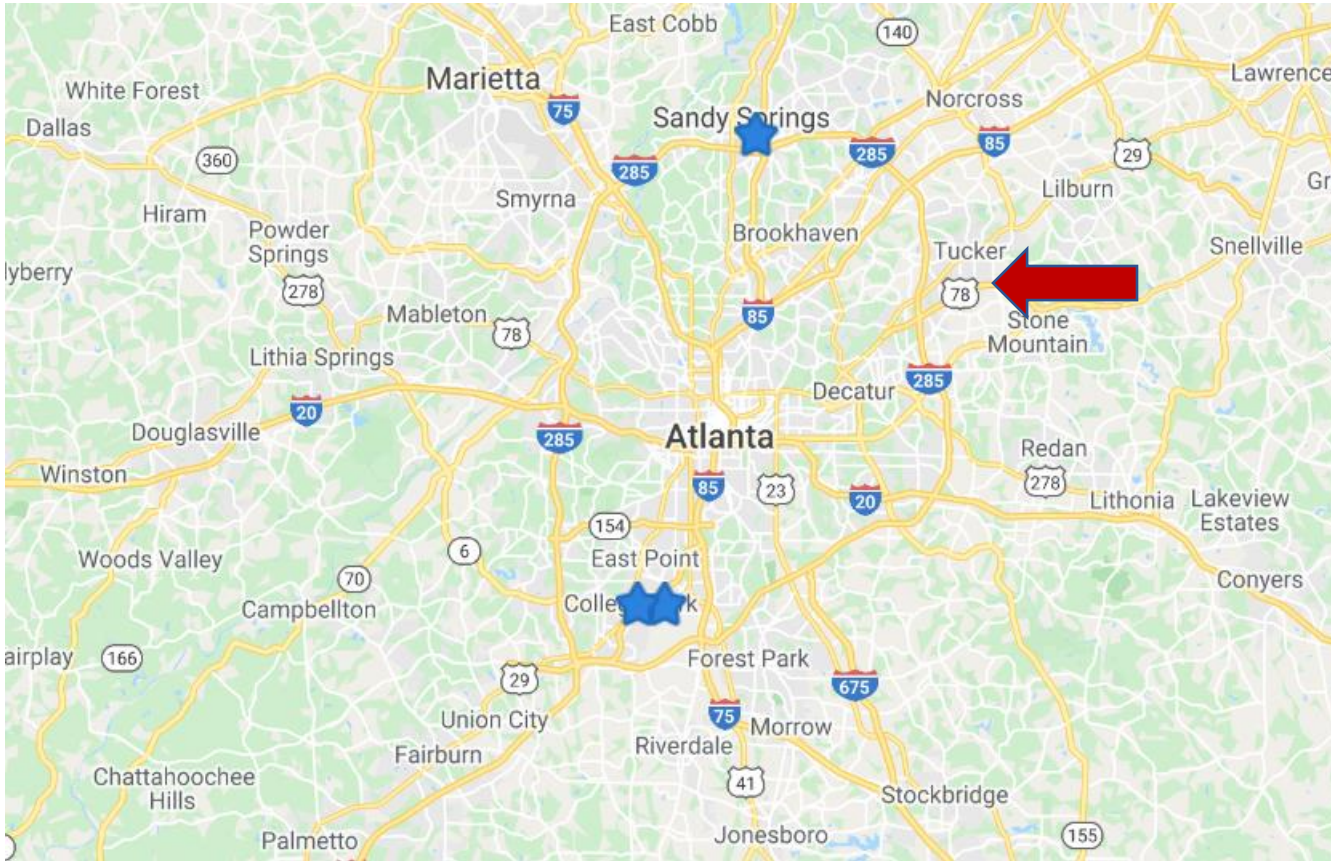


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2469 Old Norcross Rd



PROPERTY INFORMATION



LOCATION

NEC LAWRENCEVILLE HIGHWAY &
OLD NORCROSS ROAD
TUCKER, GA 30084

SIZE / AVAILABLE SPACE

APPROXIMATELY 6,000 SF BUILDING TO
BE CONSTRUCTED ON SITE
.9 ACRE SITE

PRICE / RATE

TO BE DETERMINED

SYNOPSIS

DESIRABLE HARD CORNER SITE AT A
TRAFFIC SIGNAL

DIRECTLY OPPOSITE SHOPPING CENTER
ANCHORED BY SUPER WALMART &
KROGER

DAYTIME POPULATION OF 8,564 (1 MILE)
AND 39,700 (3 MILE)

DEMOGRAPHIC OVERVIEW

	1 mile	3 mile
	9,806	95,964
	3,882	35,790
	\$77,419	\$52,822

TRAFFIC COUNTS

	Lawrenceville Road 21,272 vpd
	Old Norcross Road 6,167 vpd

AREA RETAILERS

KROGER
SUPER WALMART
WALGREEN'S
PUBLIX
DOLLAR TREE

AERIAL



PROPERTY HIGHLIGHTS

Hard corner at traffic light
Located opposite strong retail center with
Kroger & Super Walmart

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