



## LAND FOR SALE

+/- 4.47 AC on Old National Hwy  
South Fulton, GA 30296



**COMMERCIAL**  
ATLANTA CLASSIC

**Phyllis Minter**

770.256.8168

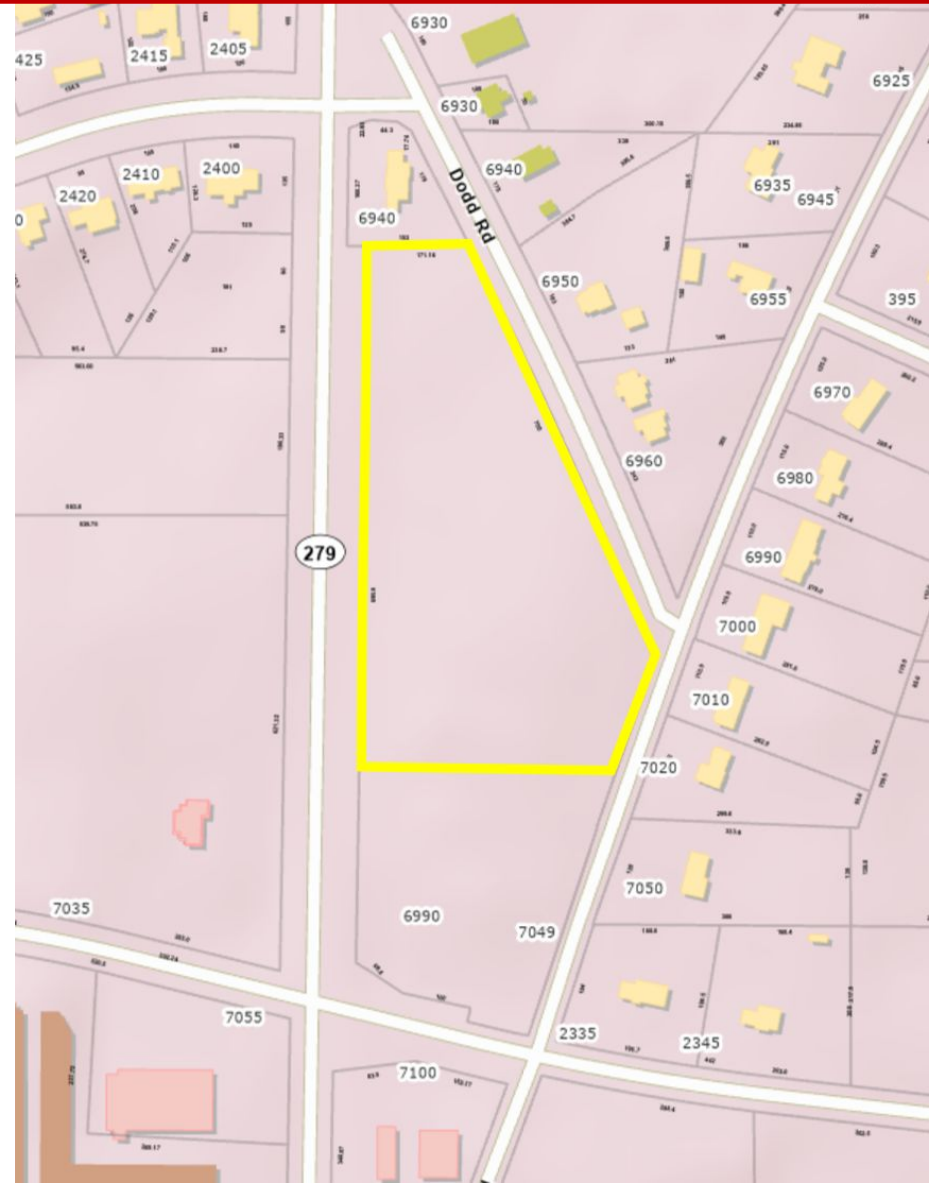
[pminter@kwcommercial.com](mailto:pminter@kwcommercial.com)



# PROPERTY OVERVIEW

- +/- 4.47 Acres
- Fulton County - City of South Fulton
- Zoned Residential ([Link to Code](#))
- +/- 715 ft Frontage on Old National Hwy
- Level Topography
- 30,000 ADT (2022)
- Less than 5 miles to Exit 64 of I-85
- 7 Miles from I-85 & I-285 Junction
- 7 Miles from Hartsfield Jackson International Airport

Offering Price - \$850,000







# PROPERTY PHOTOS







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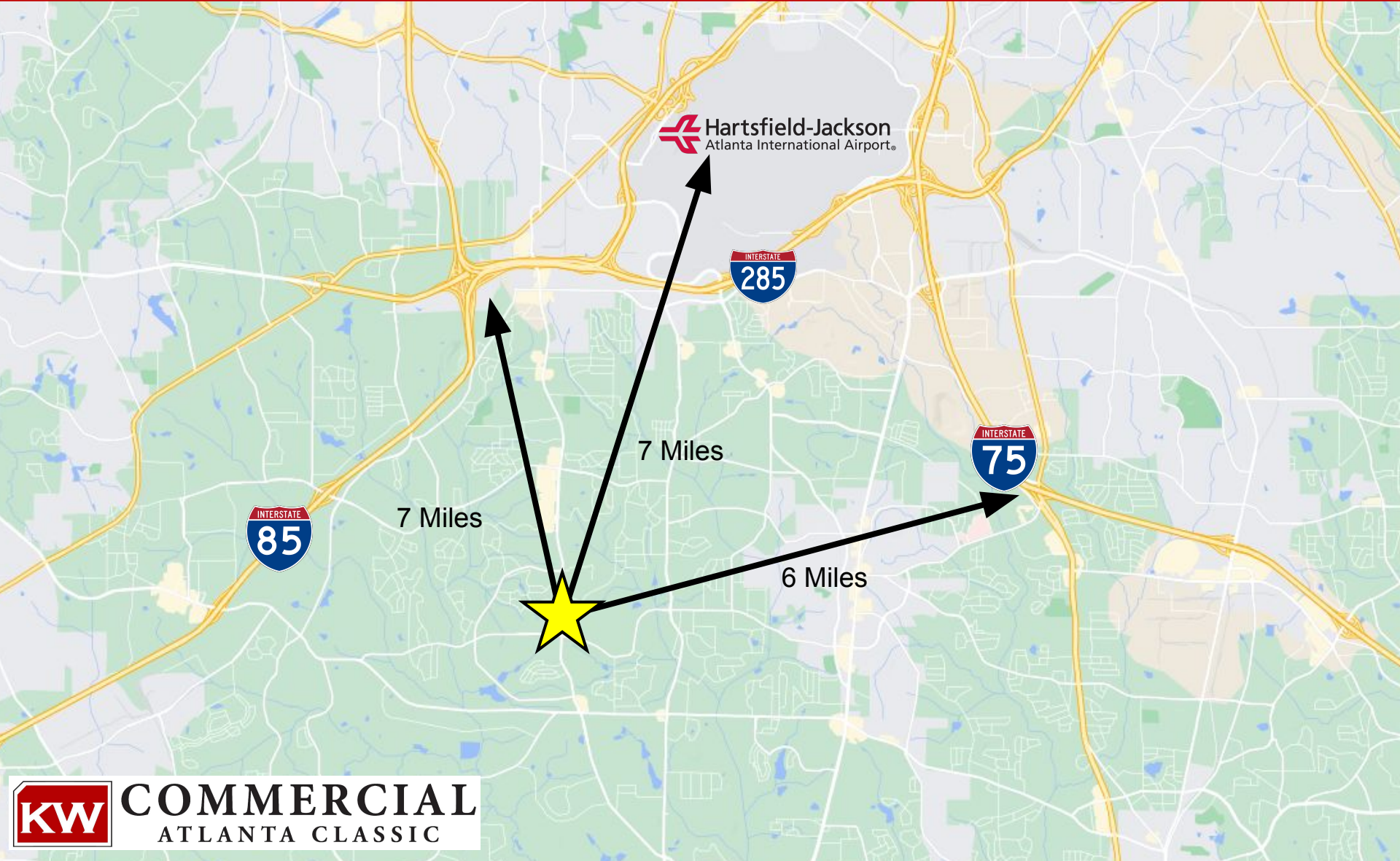
# SUBMARKET AERIAL





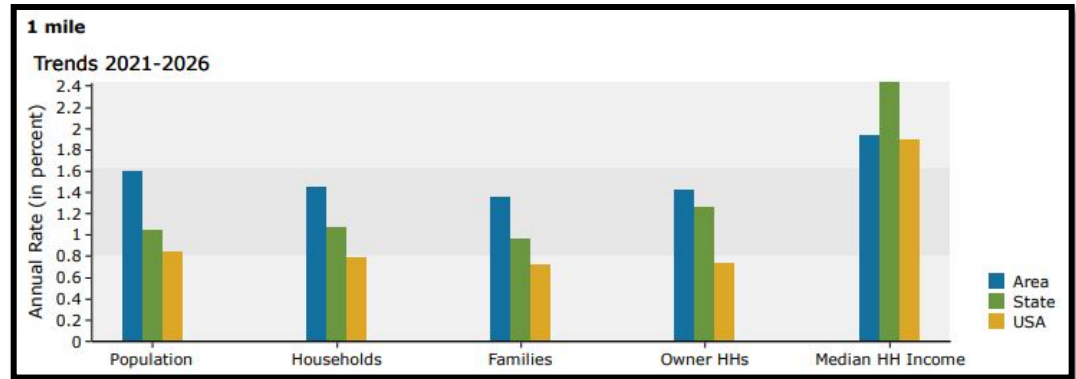
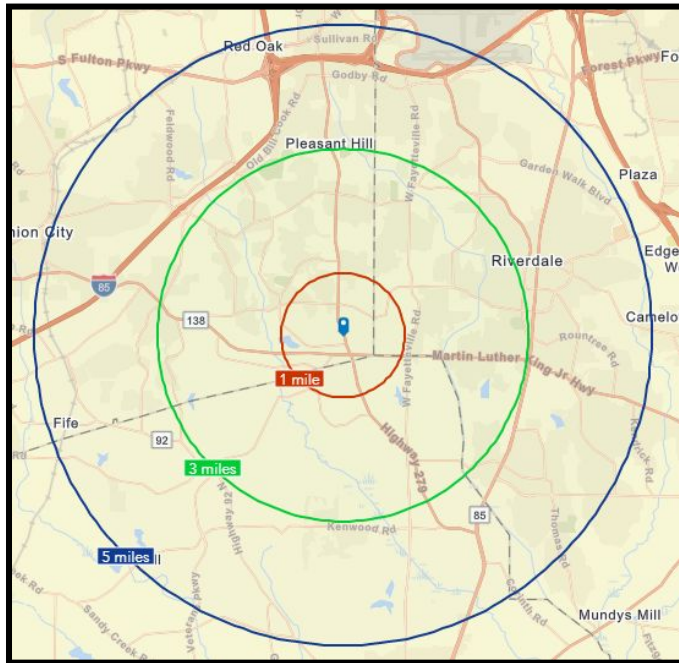
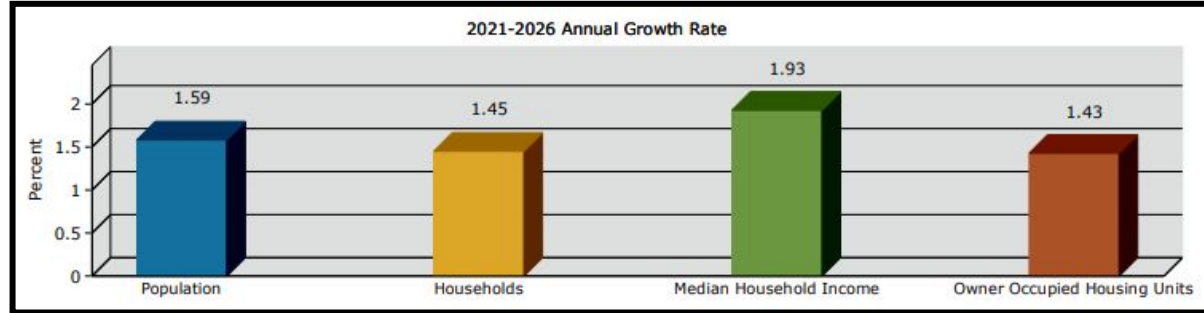
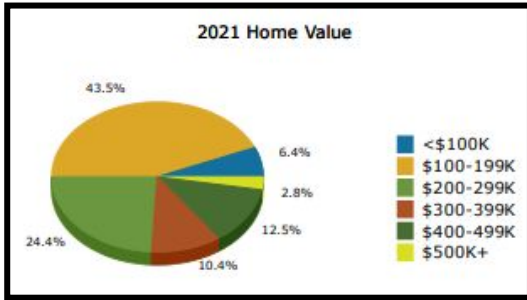


# DISTANCE MAP





# DEMOGRAPHICS



	Population	# of Households	Avg Household Income	Median Age
<b>1 Mile</b>	5,660	1,918	\$94,839	40
<b>1-3 Miles</b>	53,021	18,597	\$86,856	38
<b>3-5 Miles</b>	157,383	57,965	\$72,659	35





# Phyllis Minter

Associate Broker

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