



Property Highlights

2.50 AC Outparcel next to newly opened Dollar General at the corner of Stone Mountain Lithonia Rd and S. Deshon Rd

Property is Zoned C-1 and will be delivered "pad ready"

Over 65,000 residents live within 3 miles from the property with an Average Household Income of \$65,293

5,000+ students within a 5-minute drive from the property

Redan Park is located behind the shopping center and consist of baseball fields, softball fields, football fields, tennis courts, a playground/picnic area, and numerous trails

TRAFFIC COUNTS

11,100 VPD - Stone Mountain Lithonia Road
10,700 VPD - South Deshon Road

Total Population
Total Households
Avg. HH Income

	1-mile	3-mile	5-mile
Total Population	5,891	65,156	158,579
Total Households	1,998	23,087	58,008
Avg. HH Income	\$66,395	\$65,293	\$64,037

