

Pad Available for Ground Lease or BTS



CONCEPT RENDERING


I-75 at Browns Mill


3845 Browns Mill Road SE, Atlanta, GA 30354




DEMOGRAPHICS

1 MILE


 **33,270**
Estimated population


 **4,870**
Estimated daytime population


 **\$81,536**
Average household income

 **1,367**
Households

3 MILE


 **44,507**
Estimated population


 **46,647**
Estimated daytime population


 **\$59,701**
Average household income

 **17,334**
Households

5 MILE

 **159,552**
Estimated population

 **107,547**
Estimated daytime population

 **\$63,028**
Average household income

 **62,682**
Households

DRIVE TIME POPULATION

5
Min  **9,073**

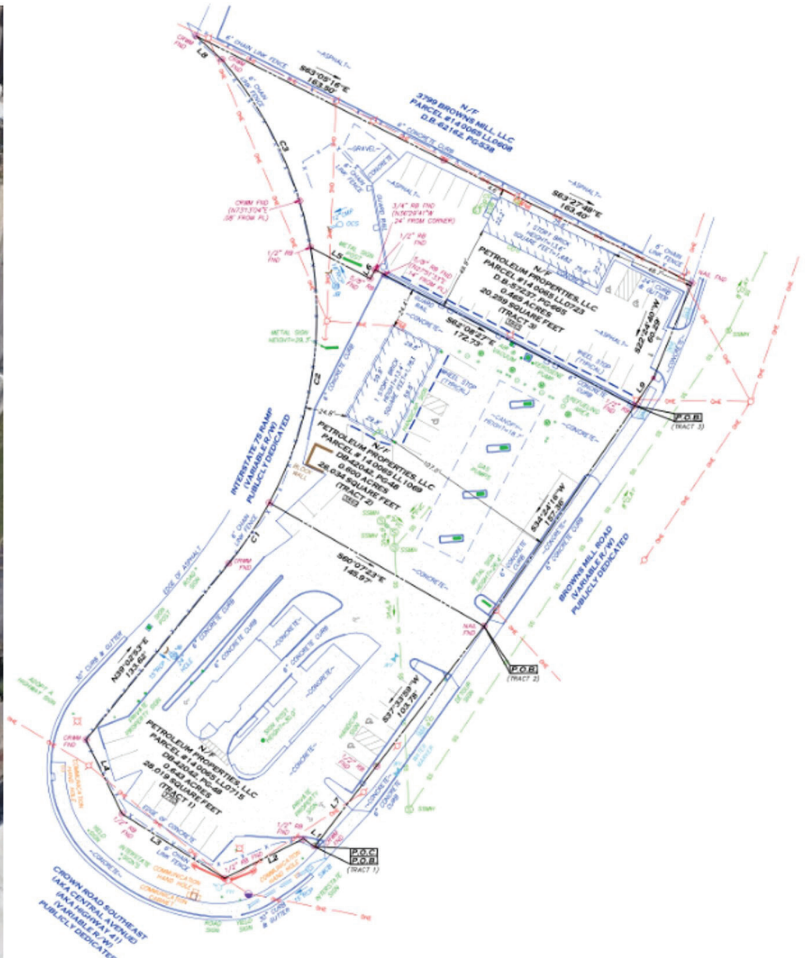
10
Min  **110,634**

15
Min  **366,021**

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

SITE PLAN

SUITE	TENANT	SIZE
Pad	Available	.64 AC



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HIGHLIGHTS

- Property borders the Hapeville, Glenrose Park, and Blair Villa/Poole Creek neighborhoods in southeast Atlanta.
- Within 2.5 miles of Hartsfield Jackson Atlanta International Airport.
- Next to the I-75 interstate on/off ramp, and less than 2 miles from the entrances to interstates I-85 and I-285.
- Notable neighbors include the original Dwarf House (Chick-fil-A), the Porsche Experience Center, McDonald's, and Wendy's.
- Property is located at the main intersection leading into a vast industrial district.
- Adjacent gas station will be undergoing a complete renovation and expansion.
- Multiple points of access from Browns Mill Rd.



12,300 on Crown Rd SE
3,390 on Browns Mill Rd SE



Multiple access points from Browns Mill Rd SE



Signage options are available.

