

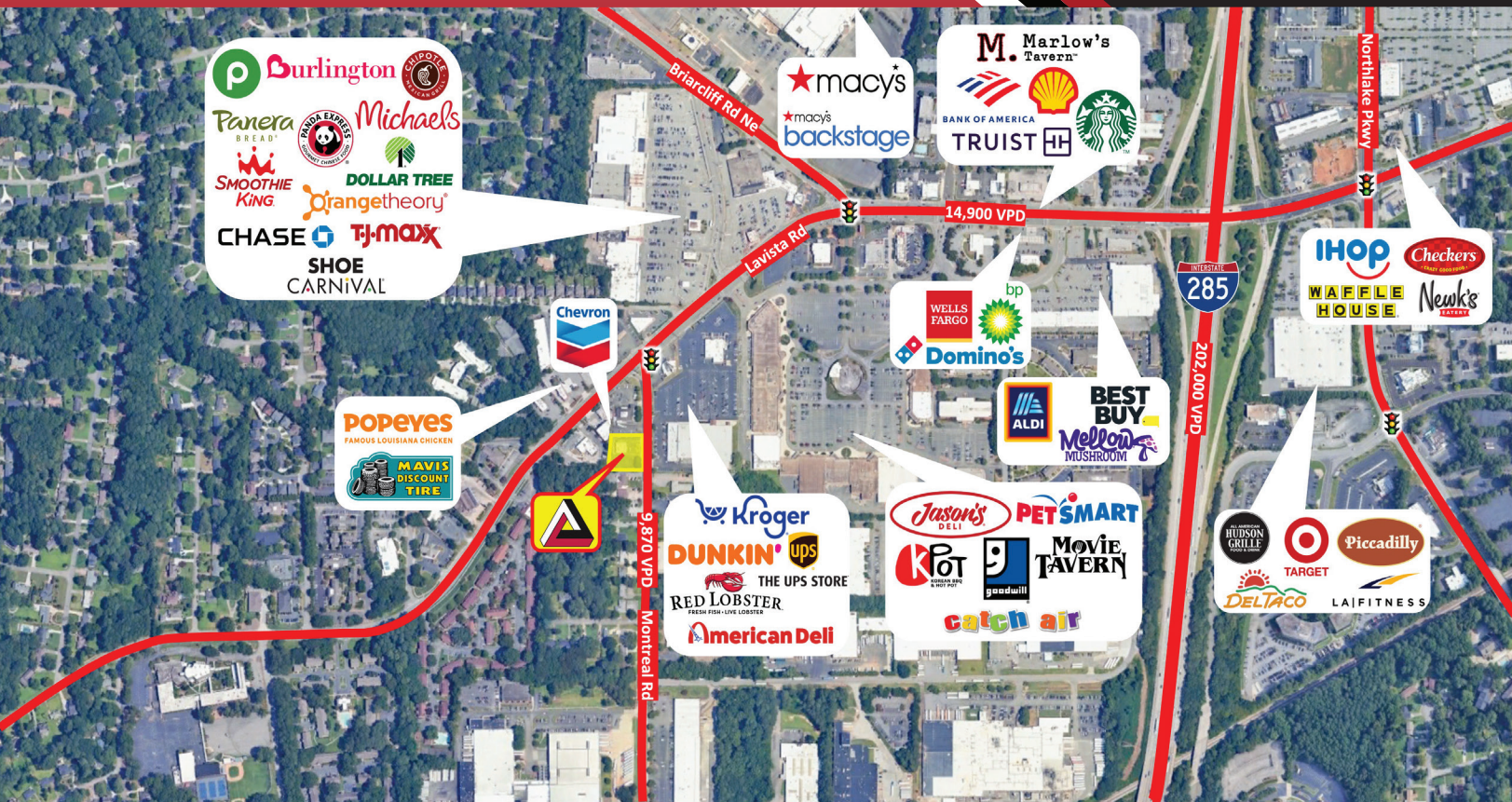


MONTREAL RD QSR

2032 Montreal Rd, Tucker GA 30084

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DEMOGRAPHICS

1 MILE



7,689
Estimated population



10,874
Estimated daytime population



\$146,062
Average household income



3,744
Households

3 MILE



95,997
Estimated population



34,285
Estimated daytime population



\$135,620
Average household income



38,157
Households

5 MILE



315,176
Estimated population



167,774
Estimated daytime population



\$122,455
Average household income



127,336
Households

DRIVE TIME POPULATION

5
Min



9,418

10
Min



99,065

15
Min



383,036

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

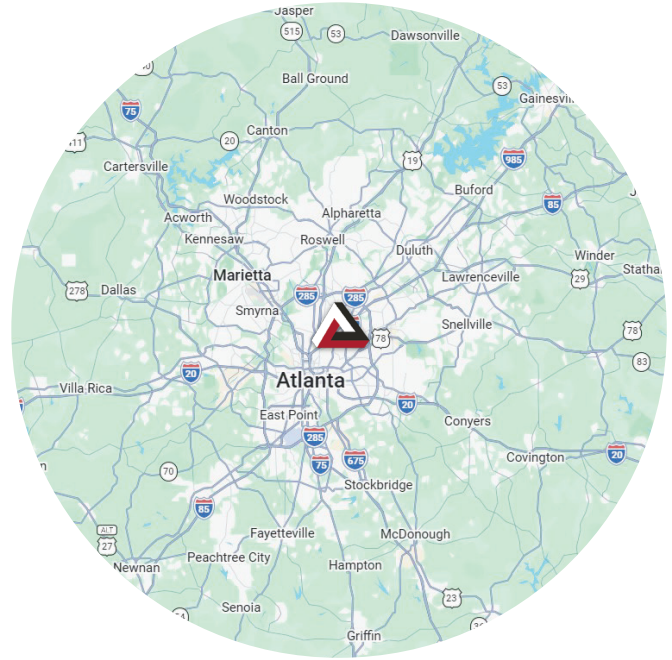
SUITE	TENANT	SIZE
Building	Available	2,242 SF



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HIGHLIGHTS

- 2,245 SF freestanding restaurant with drive-thru on 0.65 AC for GL.
- Located just off Lavista Rd (14,900 VPD), the property is minutes (0.6 miles) from I-285.
- Nearby retailers include Kroger, Publix, Burlington, Chipotle, Red Lobster, and Chick-fil-A.
- A new Fifth Third Bank will be on the neighboring lot.
- The property has 38,157 households averaging \$135,620 within 3 miles.



9,870 on Montreal Rd
14,900 on Lavista Rd



Full access from Lavista Rd



Signage options available.

