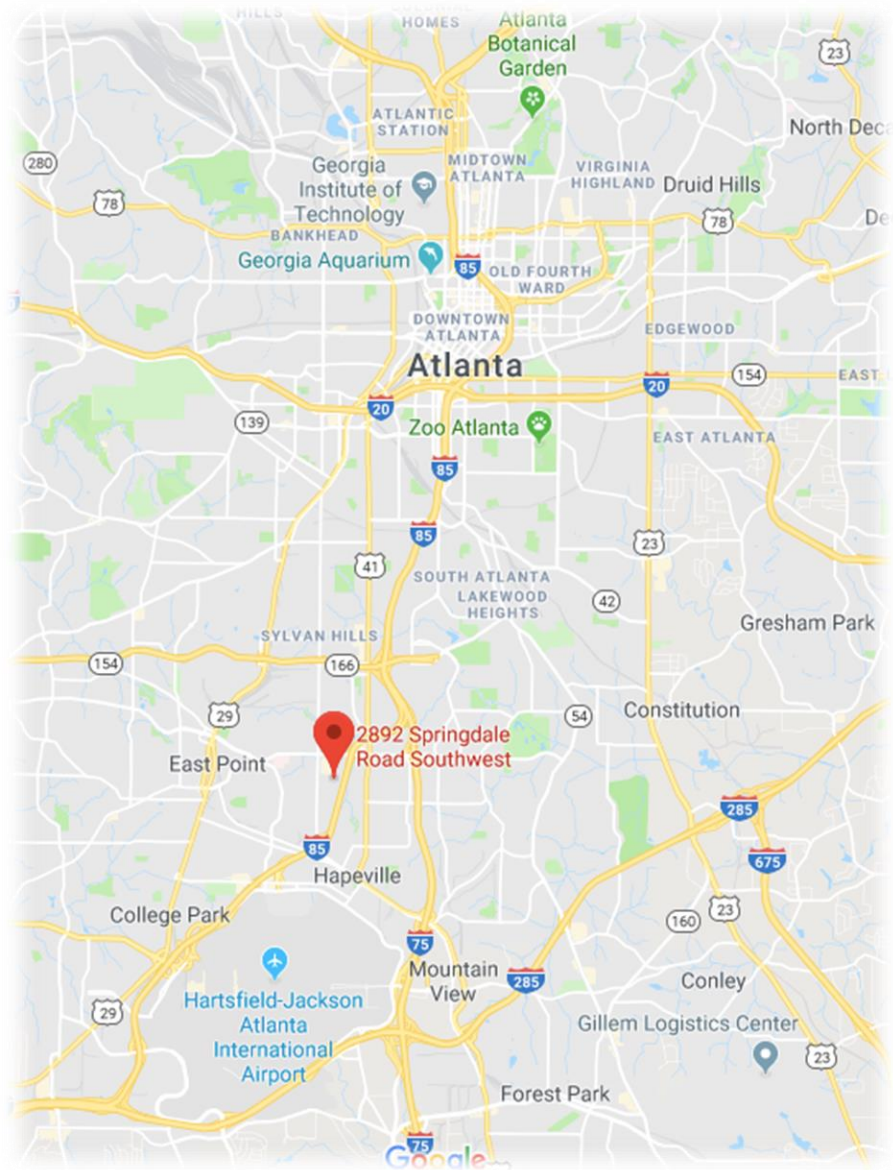


Executive Summary



- 2.1 acres (≈150'x595')
- Zoned O-I (office & institutional)
- Great location for a medical office facility, hotel, parking facility, daycare center/personal care, self storage facility, multi-family or office building
- Close proximity to Wellstar Hospital, Grady Crestview, East Point Medical Center, Southside Medical Center, Fox Glove Assisted Living
- Walking distance to new Walmart and a variety of restaurants and retail
- Visibility from I-85 (126,980 VPD)
- ± 0.6 miles to I-85
- ± 4.6 miles north of Hartsfield-Jackson Atlanta International Airport
- ± 6.5 miles from Downtown Atlanta
- Federal Opportunity Zone – closest segment of OZ accessible by highway to airport