

LAND FOR SALE



1408 & 1412 Memorial Drive, Atlanta, GA 30317



SALE PRICE:	\$750,000
PRICE PER ACRE:	\$1,875,000
LOT SIZE:	0.4 Acres
APN #:	
ZONING:	R3

PROPERTY OVERVIEW

1408 and 1412 Memorial Drive for sale asking \$750,000.

PROPERTY FEATURES

- Highly sought after Memorial Drive location in East Atlanta.
-

KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

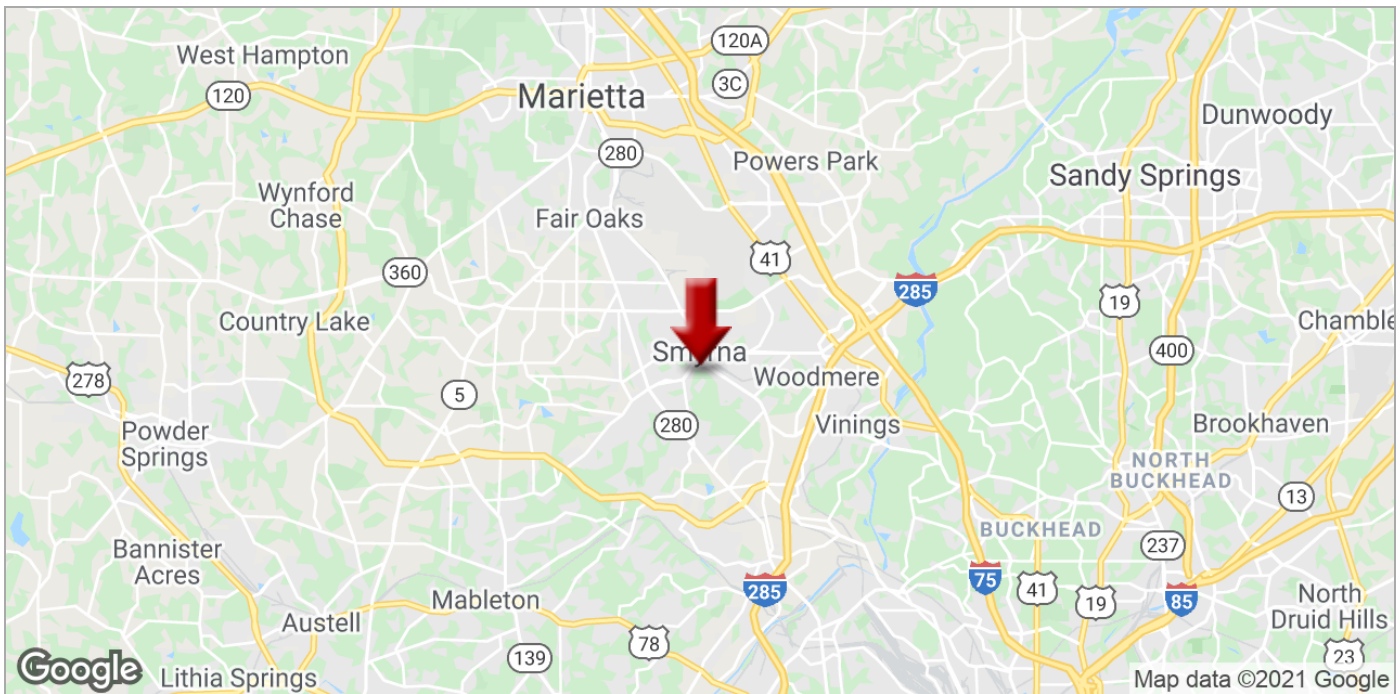
ROCKY KAUFMANN
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0: 770.992.3356
rockyk@kw.com
GA #248712

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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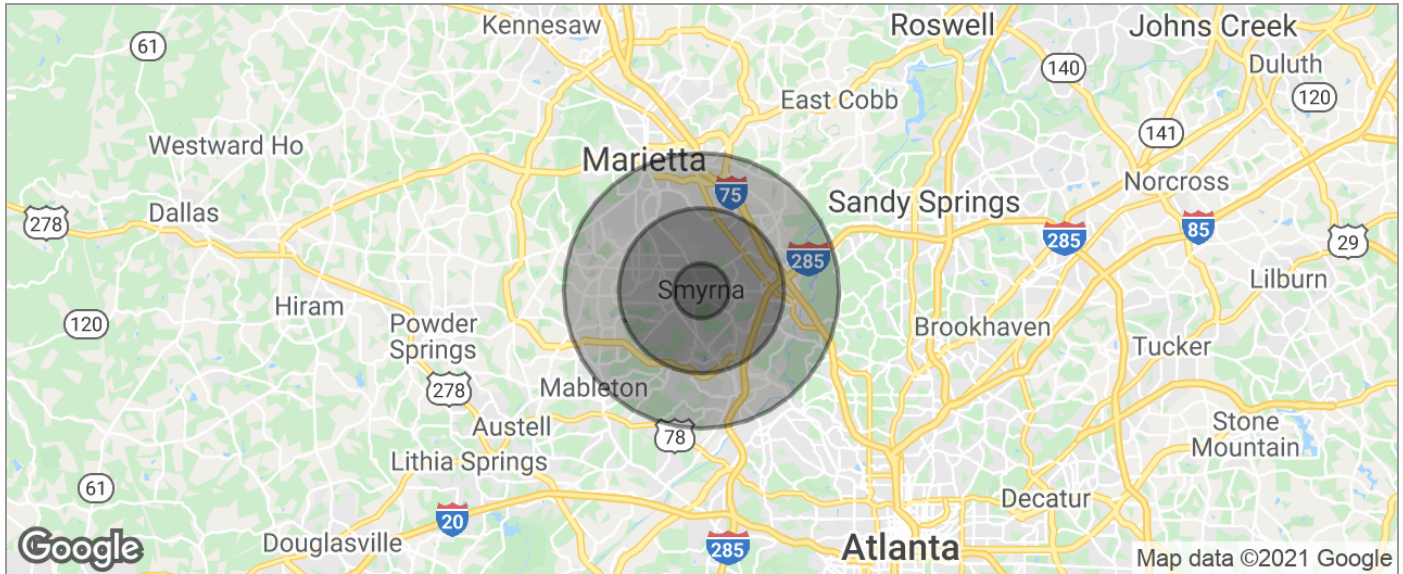
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,835	86,491	213,918
MEDIAN AGE	33.5	31.8	32.2
MEDIAN AGE (MALE)	33.0	31.6	31.9
MEDIAN AGE (FEMALE)	33.4	31.9	32.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,902	37,639	92,100
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$62,796	\$68,405	\$72,348
AVERAGE HOUSE VALUE	\$185,443	\$245,707	\$262,914
RACE	1 MILE	3 MILES	5 MILES
% WHITE	53.6%	51.9%	50.8%
% BLACK	28.3%	28.0%	29.0%
% ASIAN	3.9%	5.3%	5.3%
% HAWAIIAN	0.3%	0.2%	0.2%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	12.5%	13.3%	13.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	17.3%	19.8%	19.6%

* Demographic data derived from 2010 US Census

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