

35 Acre Redevelopment Opportunity

I-75 at Cleveland Ave, Atlanta, GA

Ideally located
6 minutes from
Atlanta Airport
and 8 minutes
from Atlanta's
downtown

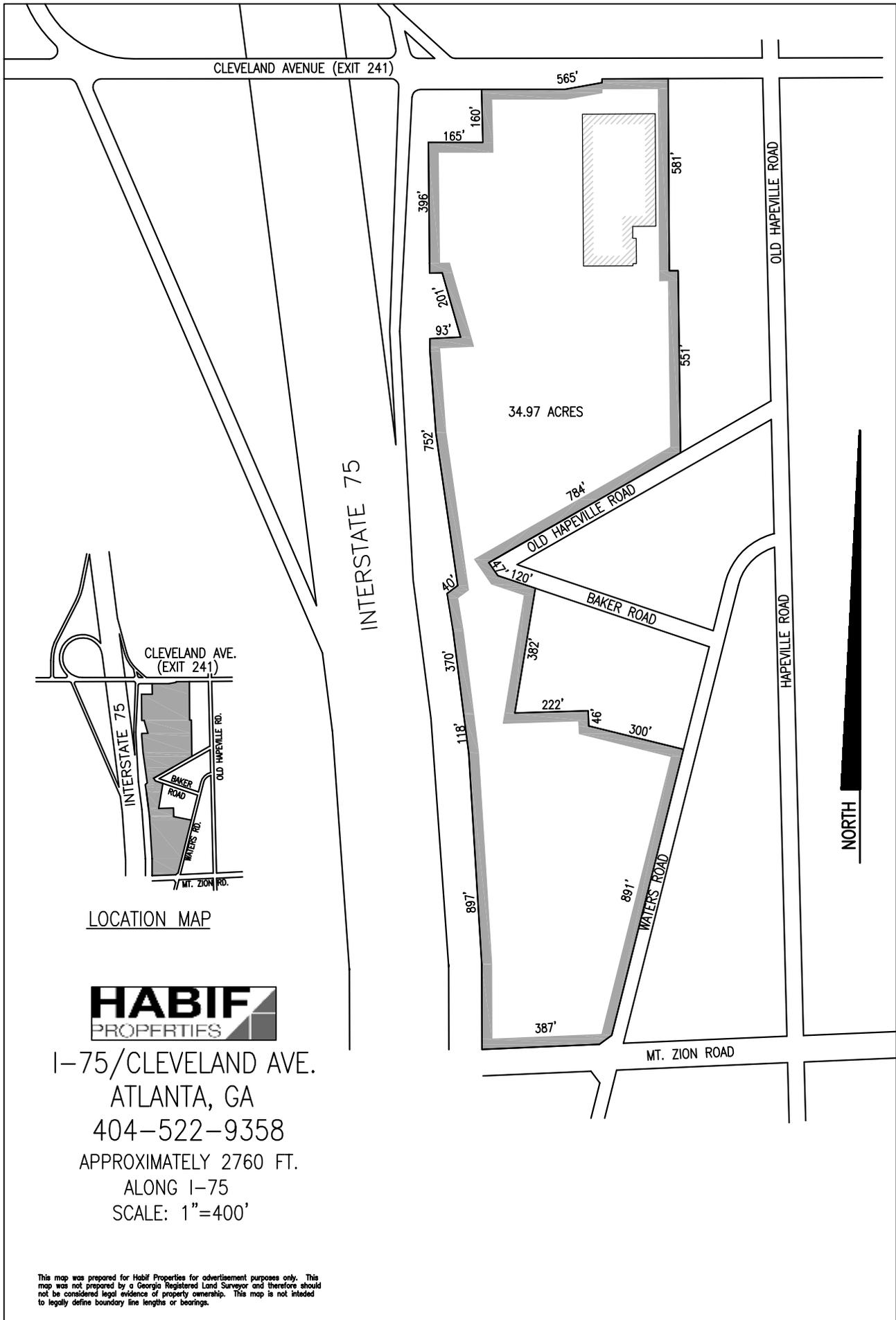


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Brokers Protected
Submitted subject to error, change in
status or withdrawal

- ◆ Excellent ingress and egress to I-75 from Cleveland Ave.
- ◆ Included in new Metropolitan Tax Allocation District
- ◆ 2700 ft of frontage on I-75 with outstanding visibility
- ◆ 3 minutes from Browns Mill Golf Course
- ◆ Currently zoned I-1, C-1 and C-2
- ◆ 160,000 traffic count on I-75
- ◆ Water & sewer in place

HABIF
PROPERTIES

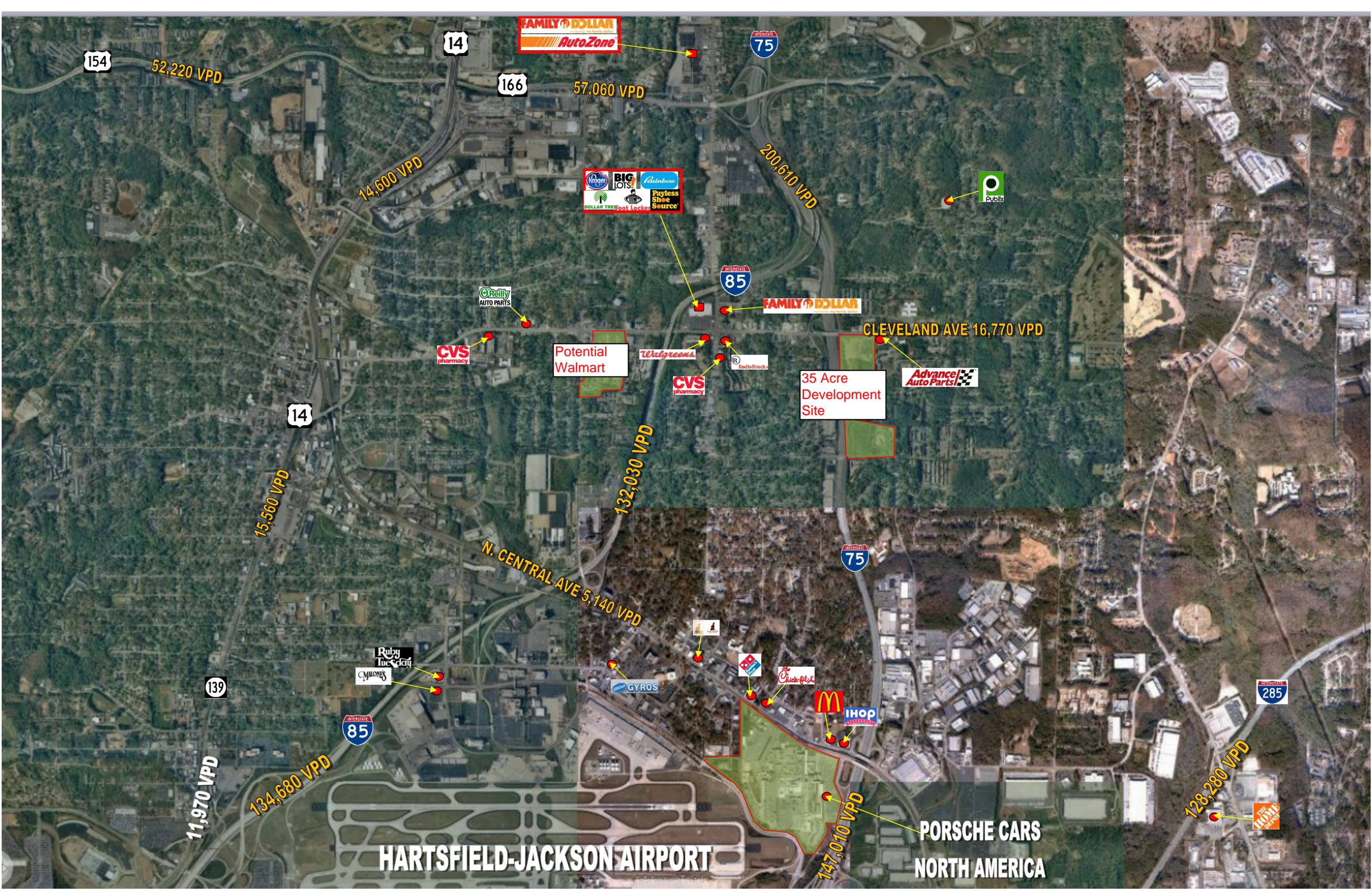


LOCATION MAP



I-75/CLEVELAND AVE.
 ATLANTA, GA
 404-522-9358
 APPROXIMATELY 2760 FT.
 ALONG I-75
 SCALE: 1"=400'

This map was prepared for Habif Properties for advertisement purposes only. This map was not prepared by a Georgia Registered Land Surveyor and therefore should not be considered legal evidence of property ownership. This map is not intended to legally define boundary line lengths or bearings.



154
52,220 VPD

14

166
57,060 VPD

INTERSTATE
75

14,600 VPD

200,610 VPD

14

15,560 VPD

132,030 VPD

INTERSTATE
75

139

134,680 VPD

N. CENTRAL AVE 5,140 VPD

INTERSTATE
85

11,970 VPD

HARTSFIELD-JACKSON AIRPORT

147,010 VPD

PORSCHE CARS
NORTH AMERICA

128,280 VPD

INTERSTATE
285

FAMILY DOLLAR
AutoZone

Kroger
BIG LOTS!
Rainbow
Payless Shoe Source
DOLLAR TREE
Foot Locker

Publix

O'Reilly
AUTO PARTS

CVS
pharmacy

Potential
Walmart

Walgreens

CVS
pharmacy

RadioShack

FAMILY DOLLAR

CLEVELAND AVE 16,770 VPD

Advance
Auto Parts

35 Acre
Development
Site

Ruby
Tuesday
MALONE'S

GYROS

BIG

Chick-fil-A

McDonald's

IHOP

THE TRONIC