

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



For Information Contact

Michael Habif

3717 Roswell Rd

Atlanta, GA 30342

Phone: 404 522-9358 ext 2

Fax: 678 460-4191

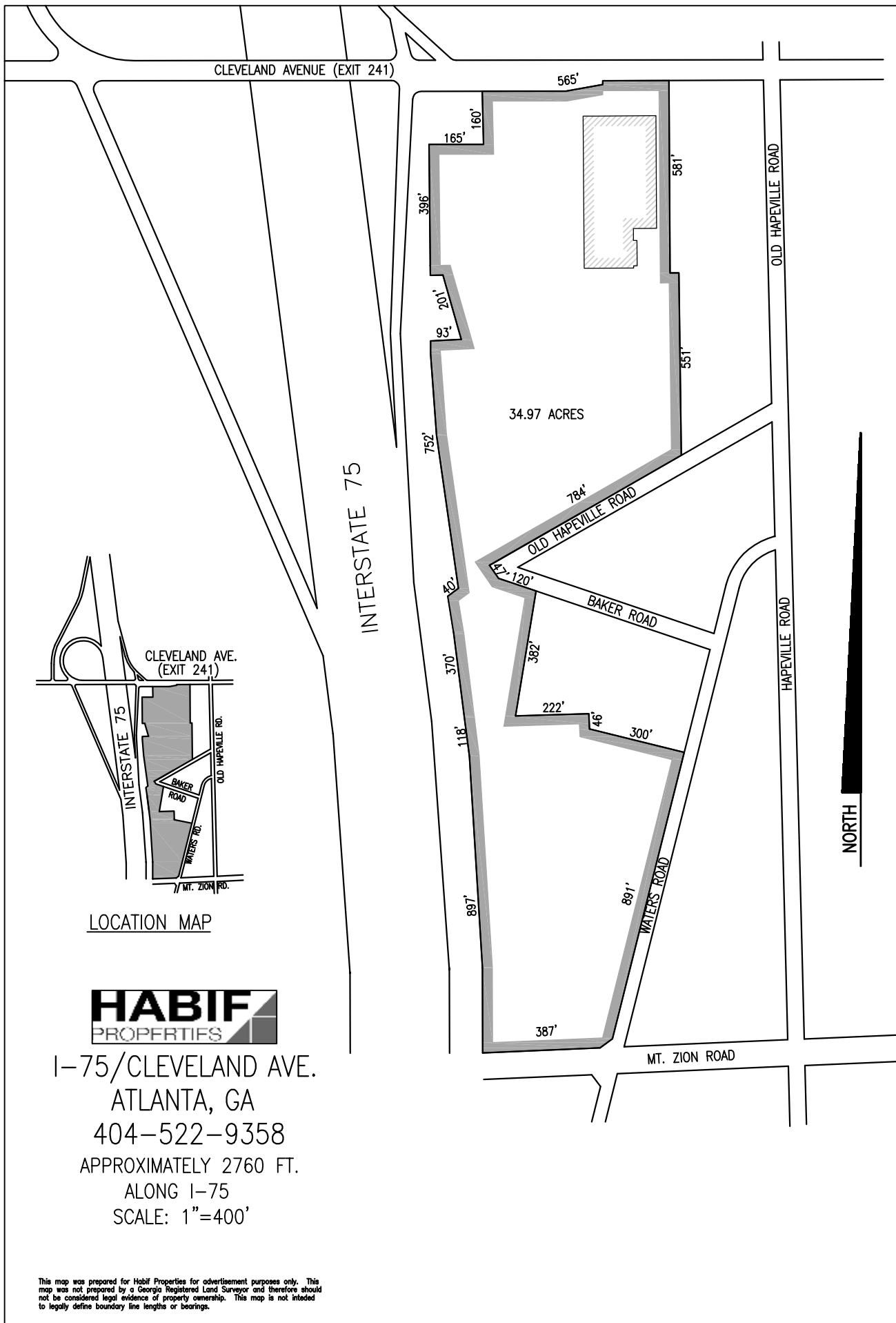
mhabif@habifproperties.com

www.habifproperties.com

- ◆ 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

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

HABIF
PROPERTIES

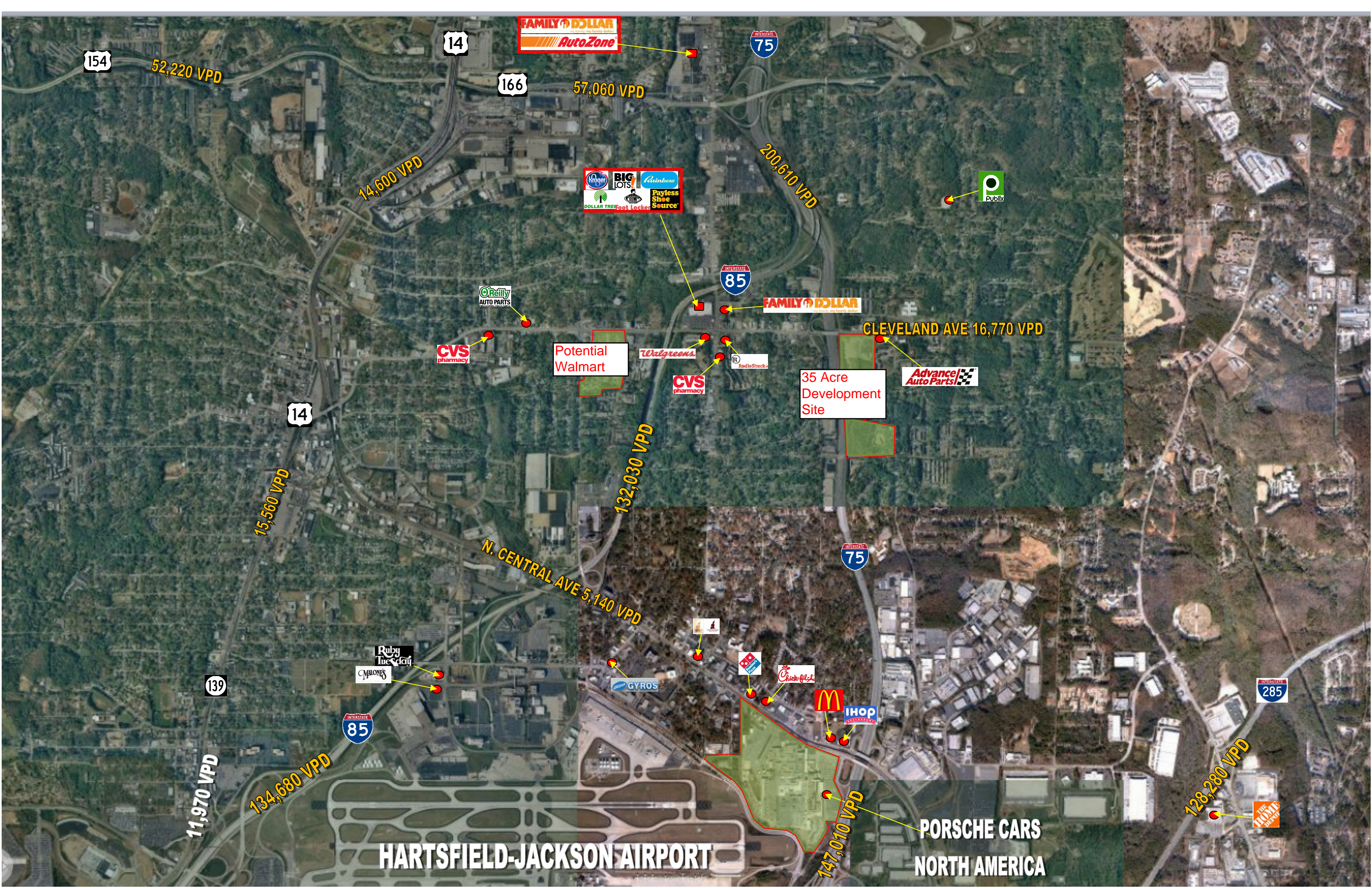


LOCATION MAP



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

This map was prepared for Habib 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.



FAMILY DOLLAR
AutoZone

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

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
MALONES

GYROS

Chick-fil-A

McDonald's

ihop

HARTSFIELD-JACKSON AIRPORT

PORSCHE CARS
NORTH AMERICA

INTERSTATE 285

THE HOME DEPOT