

## LAND FOR SALE

2 PARCELS- 1.62 AND 2.76 ACRE LOTS. ON RIVERDALE RD

Riverdale Rd., College Park, GA 30349



### OFFERING SUMMARY

|                    |            |
|--------------------|------------|
| <b>SALE PRICE:</b> | \$400,000  |
| <b>LOT SIZE:</b>   | 4.38 Acres |
| <b>PRICE / SF:</b> | \$2.10     |

### PROPERTY OVERVIEW

2 Parcels- 1.62 and 2.76 Acre lots. Located on Riverdale rd south of i285

### PROPERTY HIGHLIGHTS

- 2 Parcels
- 1.62 Acre Lot
- 2.76 Acre Lots
- Located on Riverdale rd south of i285

**KW COMMERCIAL**  
1420 Peachtree Street, Ste. 100  
Atlanta, GA 30309

**PATRICK HALLWOOD**  
Agent  
0: 404.242.6500  
patrickhallwood@kw.com

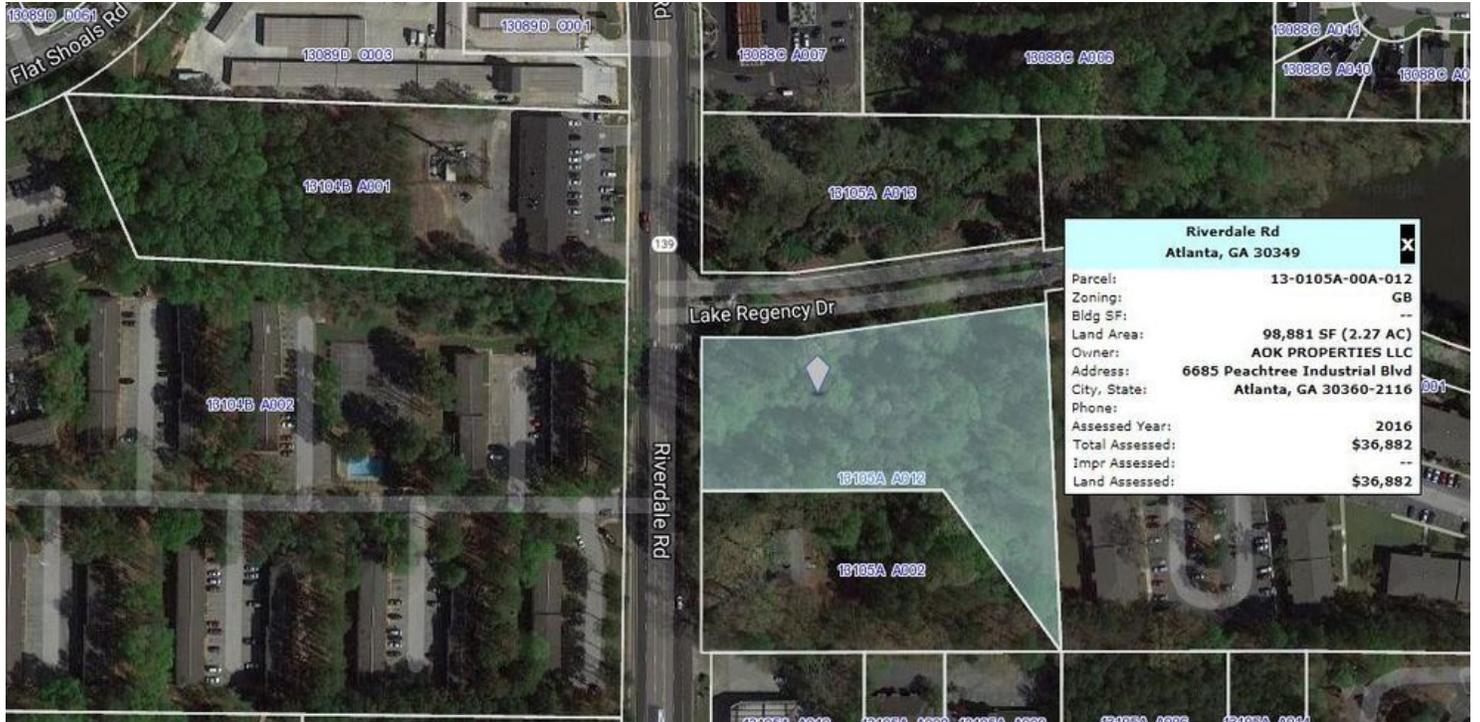
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| Riverdale Rd<br>Atlanta, GA 30349 |  |
|-----------------------------------|--|
| Parcel:                           | 13-0105A-00A-012   |
| Zoning:                           | GB   |
| Bldg SF:                          | --   |
| Land Area:                        | 98,881 SF (2.27 AC)                                      |
| Owner:                            | AOK PROPERTIES LLC                                       |
| Address:                          | 6685 Peachtree Industrial Blvd<br>Atlanta, GA 30360-2116 |
| City, State:                      |  |
| Phone:                            |  |
| Assessed Year:                    | 2016   |
| Total Assessed:                   | \$36,882   |
| Impr Assessed:                    | --   |
| Land Assessed:                    | \$36,882   |



| Riverdale Rd<br>Atlanta, GA 30349 |  |
|-----------------------------------|--|
| Parcel:                           | 13-0105A-00A-013   |
| Zoning:                           | GB   |
| Bldg SF:                          | --   |
| Land Area:                        | 78,844 SF (1.81 AC)                                      |
| Owner:                            | AOK PROPERTIES LLC                                       |
| Address:                          | 6685 Peachtree Industrial Blvd<br>Atlanta, GA 30360-2116 |
| City, State:                      |  |
| Phone:                            |  |
| Assessed Year:                    | 2016   |
| Total Assessed:                   | \$8,118  |
| Impr Assessed:                    | --   |
| Land Assessed:                    | \$8,118  |

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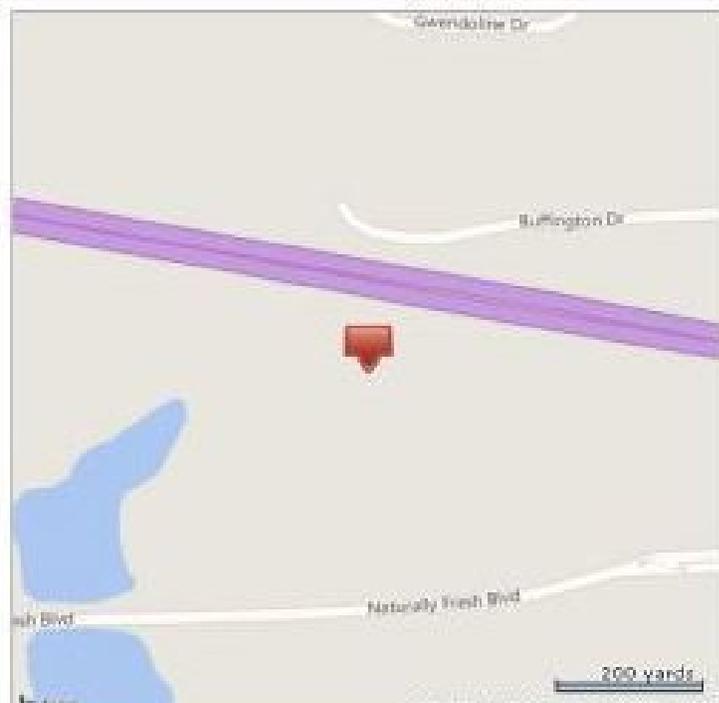
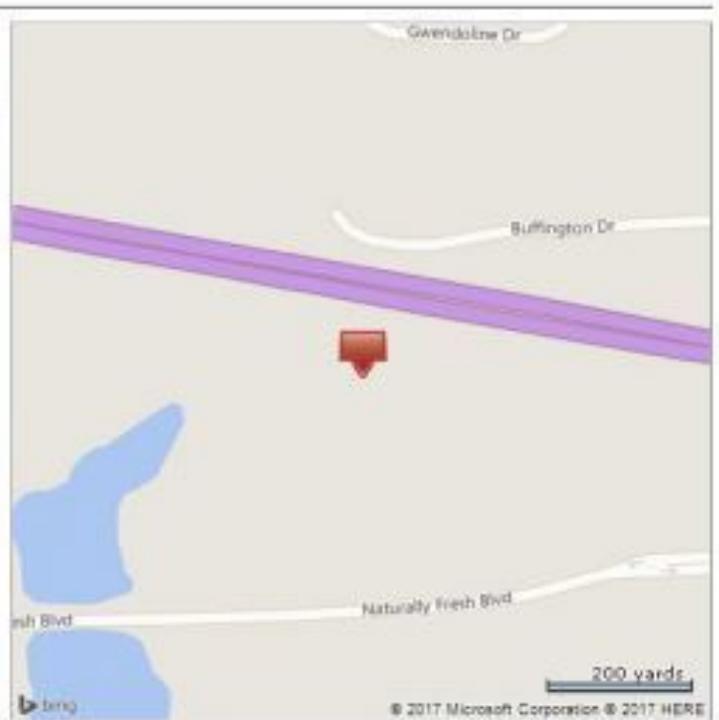
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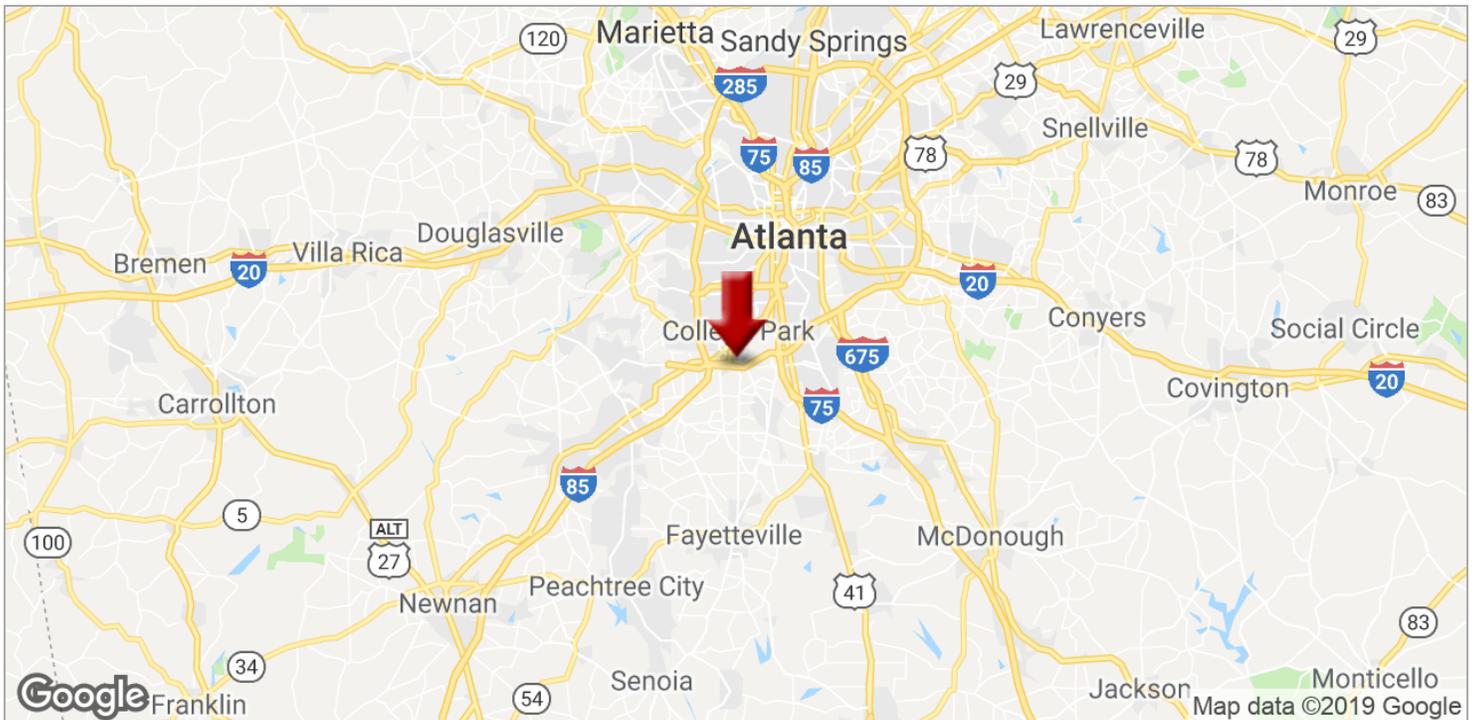
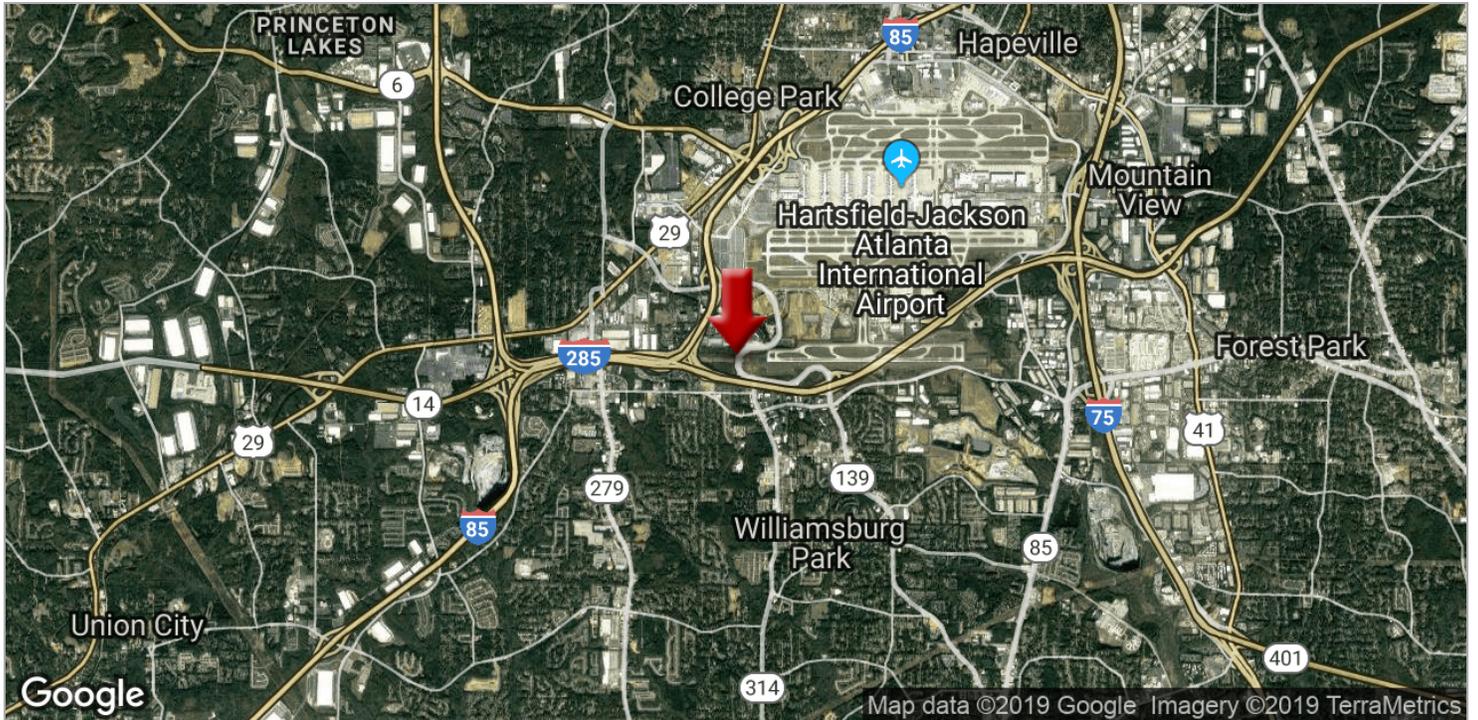
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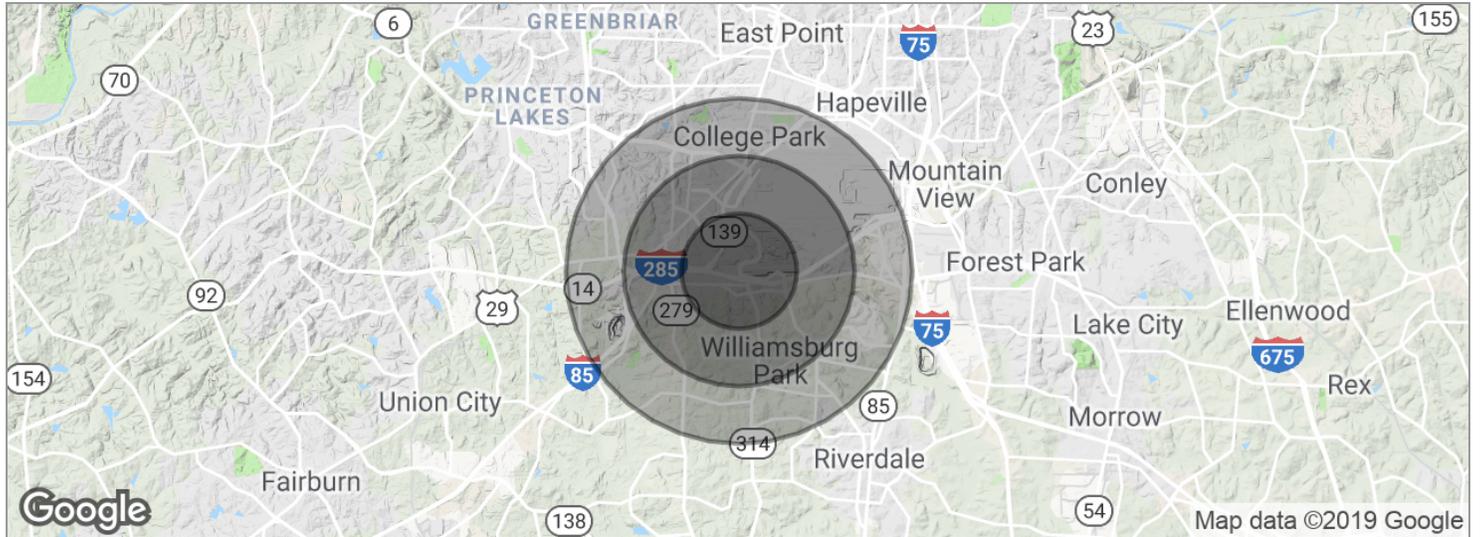
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| <b>POPULATION</b>   | <b>1 MILE</b> | <b>2 MILES</b> | <b>3 MILES</b> |
|---------------------|---------------|----------------|----------------|
| Total population    | 11,327        | 33,098         | 61,970         |
| Median age          | 29.7          | 30.9           | 31.4           |
| Median age (male)   | 31.6          | 30.9           | 30.3           |
| Median age (Female) | 28.7          | 31.0           | 32.0           |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>2 MILES</b> | <b>3 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total households               | 4,532         | 12,932         | 22,956         |
| # of persons per HH            | 2.5           | 2.6            | 2.7            |
| Average HH income              | \$45,150      | \$46,377       | \$48,219       |
| Average house value            |               | \$125,882      | \$129,211      |

\* Demographic data derived from 2010 US Census

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