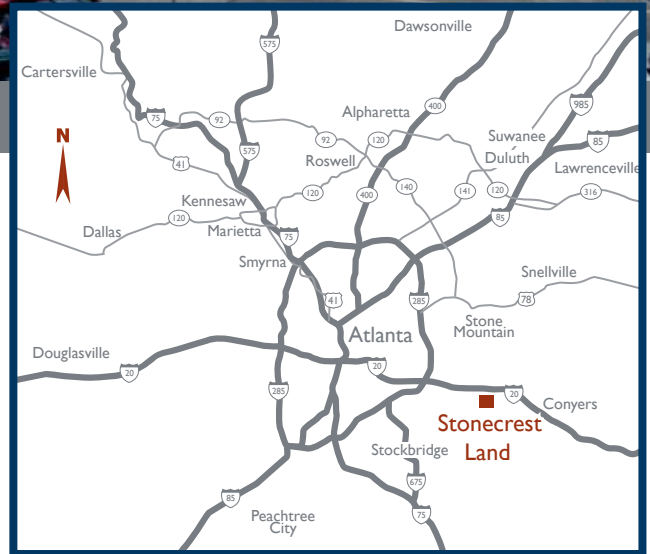


STONECREST LAND TRACTS FOR SALE

STONECREST, GA 30038



PROPERTY DETAILS

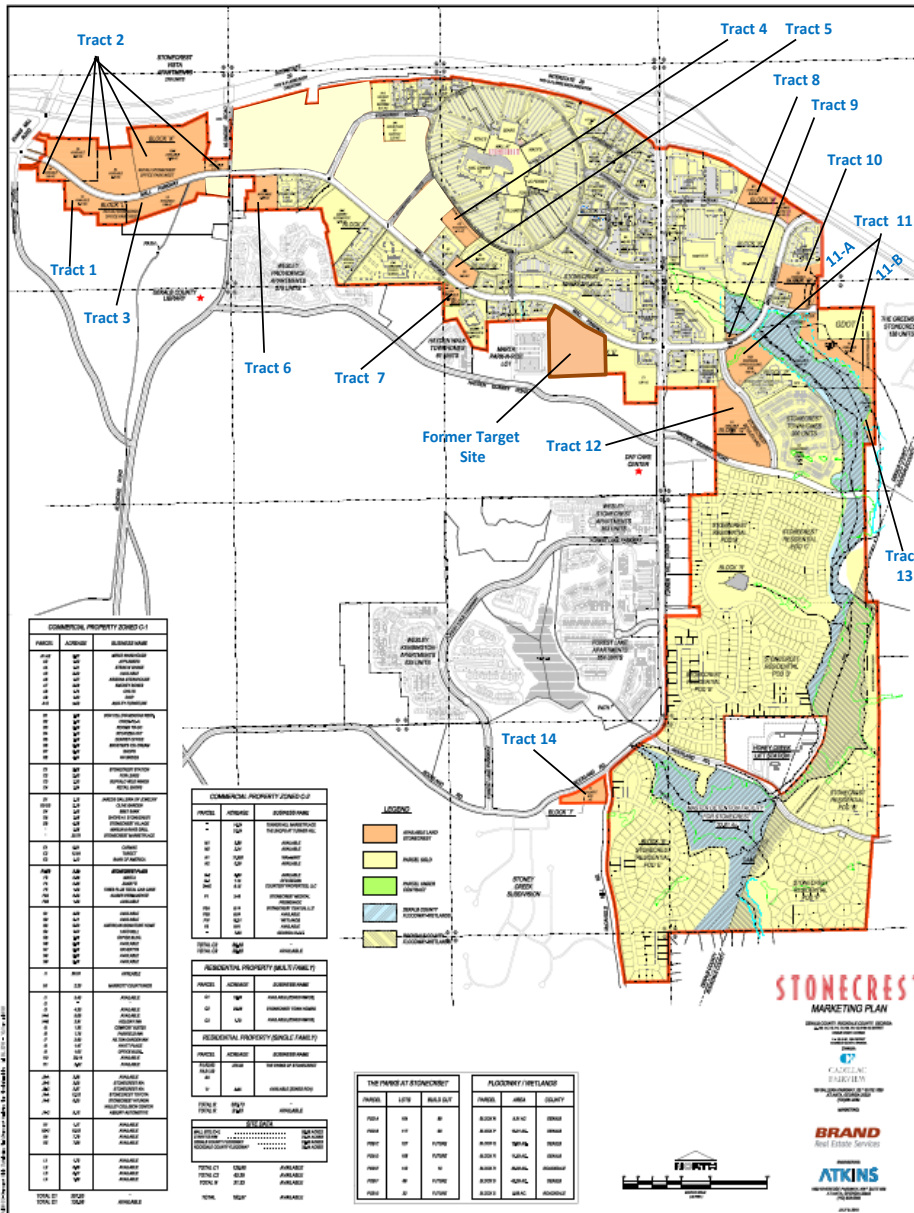
- 132.33 acres for sale in DeKalb County located off of I-20, which has 127,000 VPD
- Includes all remaining tracts from the original Stonecrest Master Plan
- Parcels can be subdivided; not a bulk sale
- Zoned for retail, office and apartments
- Stonecrest is a vibrant 1,100 acre mixed-use and master-planned community
- The 1.3 million SF mall opened in 2001 and is anchored by Macy's, Dillard's, JC Penney and a 16 screen stadium-seated theatre with IMAX
- Over 1.2 million SF in adjoining retail opened in the first year, followed by multiple car dealerships, medical uses, hotels, restaurants and apartments.

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STONECREST LAND TRACTS FOR SALE

STONECREST, GA 30038



TRACT	DESCRIPTION	ACRES
1	Mall Pkwy. - Raw Land	4.40
2	Mall Pkwy. - Raw Land	43.65
3	Mall Pkwy. - Raw Land	9.37
4	Ring Road - Graded	3.11
5	Mall Pkwy. - Graded	2.36
6	Mall Pkwy. - Graded	3.98
7	Mall Pkwy. - Graded	1.50
8	I-20 - Graded	6.00
9	Mall Pkwy. - Raw Land	0.28
10	Mall Pkwy. - Graded	6.50
11-A	Mall Pkwy. - Graded	6.84
11-B	Honey Creek Rd - Raw Land	9.88
12	Stonecrest Blvd - Raw Land	12.84
13	Honey Creek Rd - Raw Land	5.54
14	Rockland Rd - Raw Land	2.98
15	Former Target Building	13.10
Total Acres Available *		132.33

CALL FOR PRICING
* Not a bulk sale; parcels can be subdivided

TRAFFIC COUNTS 2019

I-20 at Stonecrest	127,000 VPD
Turner Hill Road	17,300 VPD
Mall Parkway	13,800 VPD

DEMOGRAPHICS 2019

	1 mile	3 miles	5 miles
Population	6,057	24,212	98,806
HH Income	\$73,344	\$63,009	\$64,400
Daytime Employment	4,429	11,693	34,720

AREA BUSINESSES INCLUDE

National Retailers: Macy's, Dillard's, JC Penney, New Vision Theatres, Walmart, Rooms To Go, Marshall's, Ross, Bed Bath & Beyond, Burlington, Staples, Ashley Home Store, Haverty's, and more
Restaurants: Applebee's, Bruster's, Buffalo Wild Wings, Chick Fil-A, Chili's, IHOP, Olive Garden, Smokey Bones
Hospitality: AmeriSuites, Comfort Inn, Fairfield Inn, Hilton Garden Inn, Holiday Inn & Conference Center
Car Dealerships: Carmax, Chevrolet, Mazda, Hyundai and Toyota
And More: Kaiser Permanente (32,000 SF medical building), Stonecrest Medical Promenade, Apartments, Bank of America, BB&T, MARTA, Strayer University, and more

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