



**COLDWELL
BANKER
COMMERCIAL**

METRO BROKERS

FOR LEASE

2461 METROPOLITAN PKWY.

Atlanta, GA 30315

AVAILABLE SPACE

1,500 SF

LEASE RATE

\$30.00 SF/yr (NNN)

AREA

This is a new construction Exxon station with a c-store and a Pizza Hut anchor. We have 2 1,500 ft. units and there is a grease trap available. The gas station and c-store are not for lease.



OFFICE

Michael Bailey
678 320 4800
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**COLDWELL BANKER COMMERCIAL
METRO BROKERS**
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[Property Overview](#)

[Additional Photos](#)

[Location Map](#)

[Demographics Map & Report](#)

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OFFERING SUMMARY

Available SF: 1,500 SF

Lease Rate: \$30.00 SF/yr (NNN)

Building Size: 1,500 SF

PROPERTY OVERVIEW

This is a new construction Exxon station with a c-store and a Pizza Hut anchor. We have 2 1,500 ft. units and there is a grease trap available. The gas station and c-store are not for lease.

PROPERTY HIGHLIGHTS

OTHER RESOURCES

[Broker Website](#)

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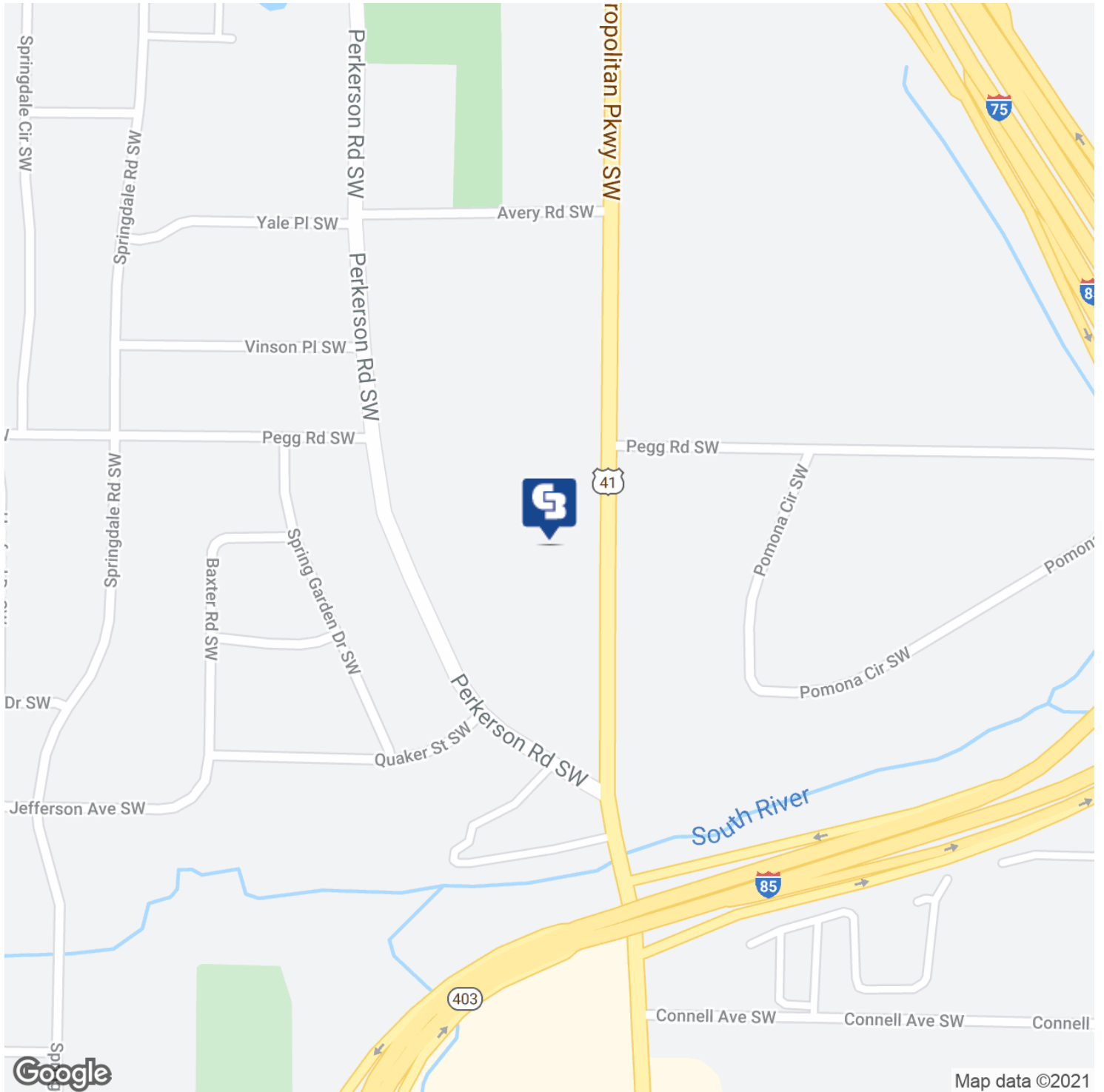
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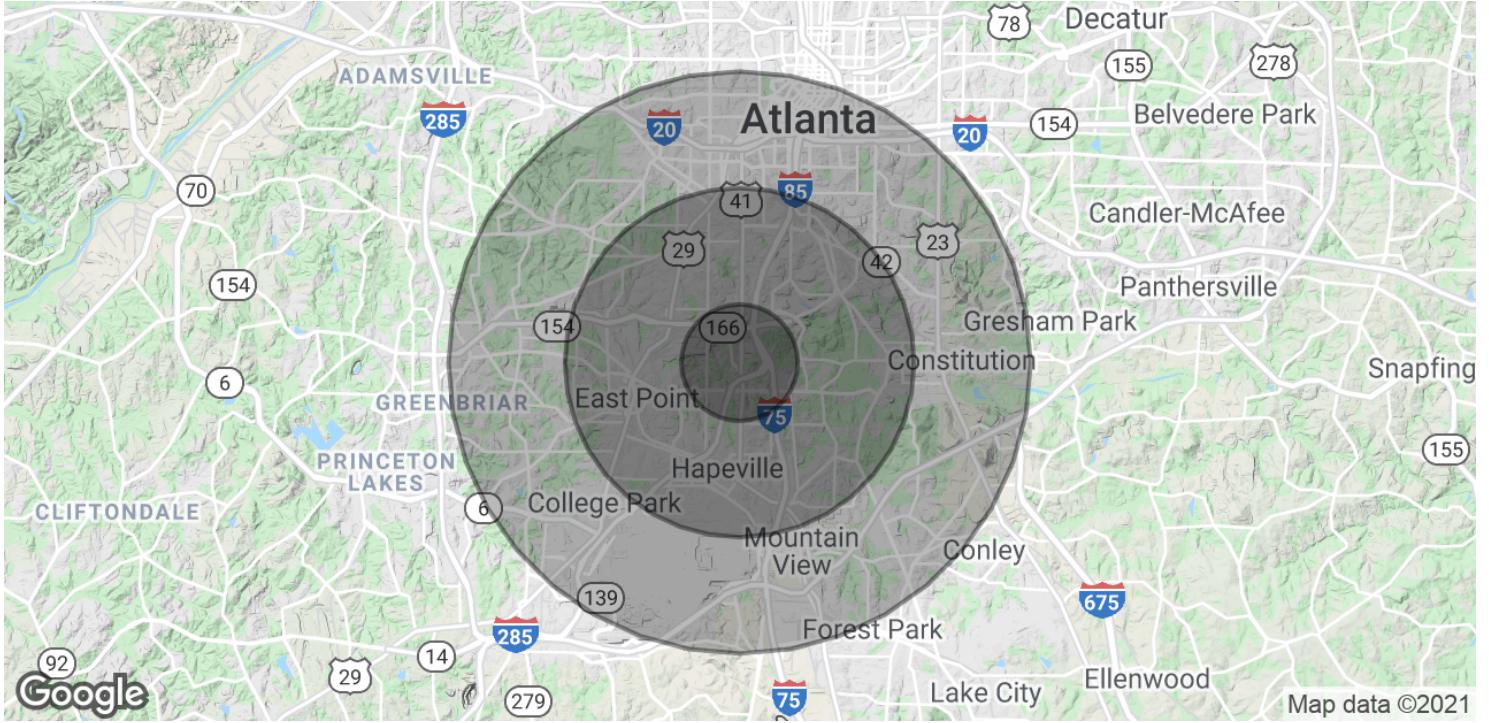
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,412	69,362	192,954
Average age	37.6	34.0	33.2
Average age (Male)	34.4	33.0	32.0
Average age (Female)	38.8	34.3	34.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,595	27,740	73,603
# of persons per HH	2.3	2.5	2.6
Average HH income	\$30,990	\$38,949	\$43,886
Average house value	\$128,185	\$150,312	\$169,343

* Demographic data derived from 2010 US Census

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