

# 2869 Evans Mill Road Lithonia, GA 30038



FOR SALE

## Contact:

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## Property Highlights

- The property is located directly off busy I-20 in rapidly growing Dekalb County.
- Offers excellent visibility from Evans Mill Road.
- Located less than two miles from Hilton Garden Inn and Stonecrest Mall.
- Zoned Commercial.
- For Sale | 0.97 Acres

SECTION AND  
BY THE  
SUBJECT

PROPERTY  
OR OF  
APPROPRIATE  
BY REPORTED  
WORK, AND

SECTION OF THE  
ON AS SHOWN  
BY AND SCALED

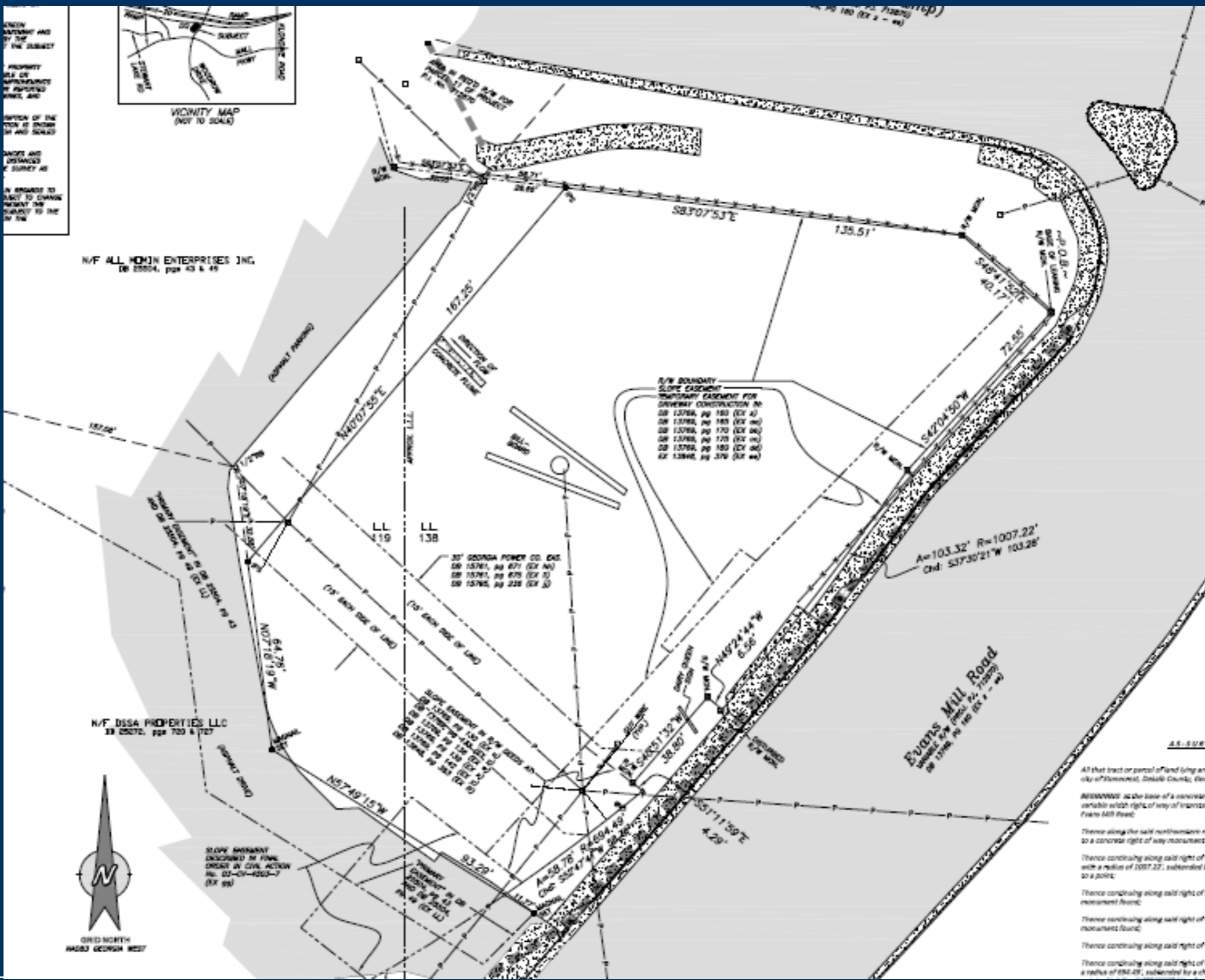
ANGES AND  
DISTANCES  
OF SURVEY AS

IN REGARD TO  
ACT TO CHANGE  
NECESSARY THE  
SUBJECT TO THE  
BY THE



N/W ALL MOON ENTERPRISES INC.  
DB 2004, pgs 43 & 45

N/W DSSA PROPERTIES LLC  
DB 2007, pgs 703 & 707



All that tract or parcel of land lying and  
city of Stone Mountain, DeKalb County, Georgia

as the base of a concrete curb  
variable width right of way of Interstate  
from 400 feet.

Thence along the said northernmost right  
to a concrete right of way monument found

Thence continuing along said right of way  
with a radius of 1007.22', subtended by  
to a point;

Thence continuing along said right of way  
monument found;

Thence continuing along said right of way  
monument found;

Thence continuing along said right of way  
monument found;

Thence continuing along said right of way  
with a radius of 692.48', subtended by a chord

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Site Plan





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*Site Plan*



HIGHWAY IS RAISED @ 18-20FT  
+ VIEW IS HINDERED FROM ROADWAY TRAFFIC,  
AND THE DQ WILL LIKELY PARTIALLY BLOCK  
THE DT SIDE OF POPEY'S



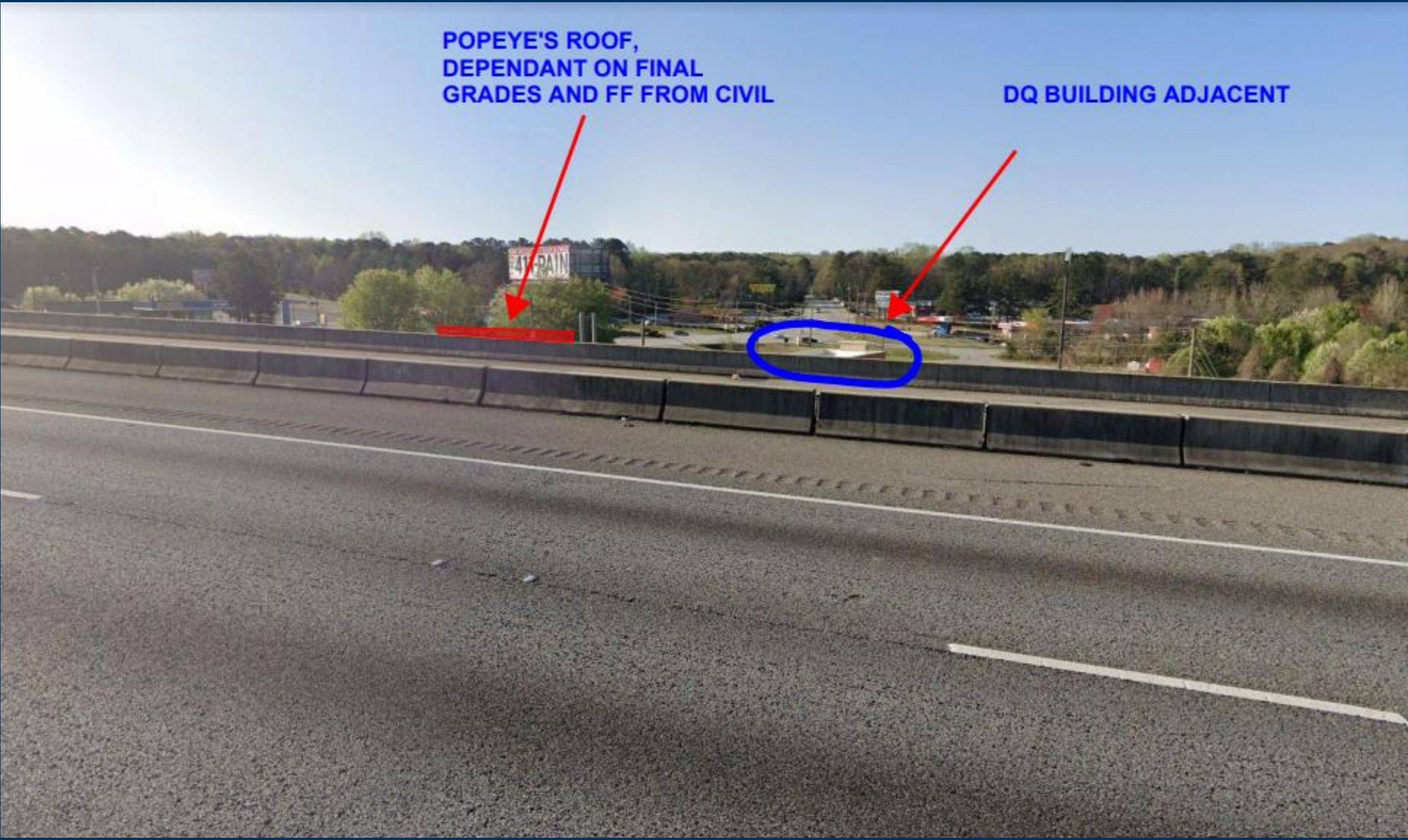
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*Site Plan*

RIVERWOOD  
PROPERTIES, LLC

POPEYE'S ROOF,  
DEPENDANT ON FINAL  
GRADES AND FF FROM CIVIL

DQ BUILDING ADJACENT



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*Site Plan*



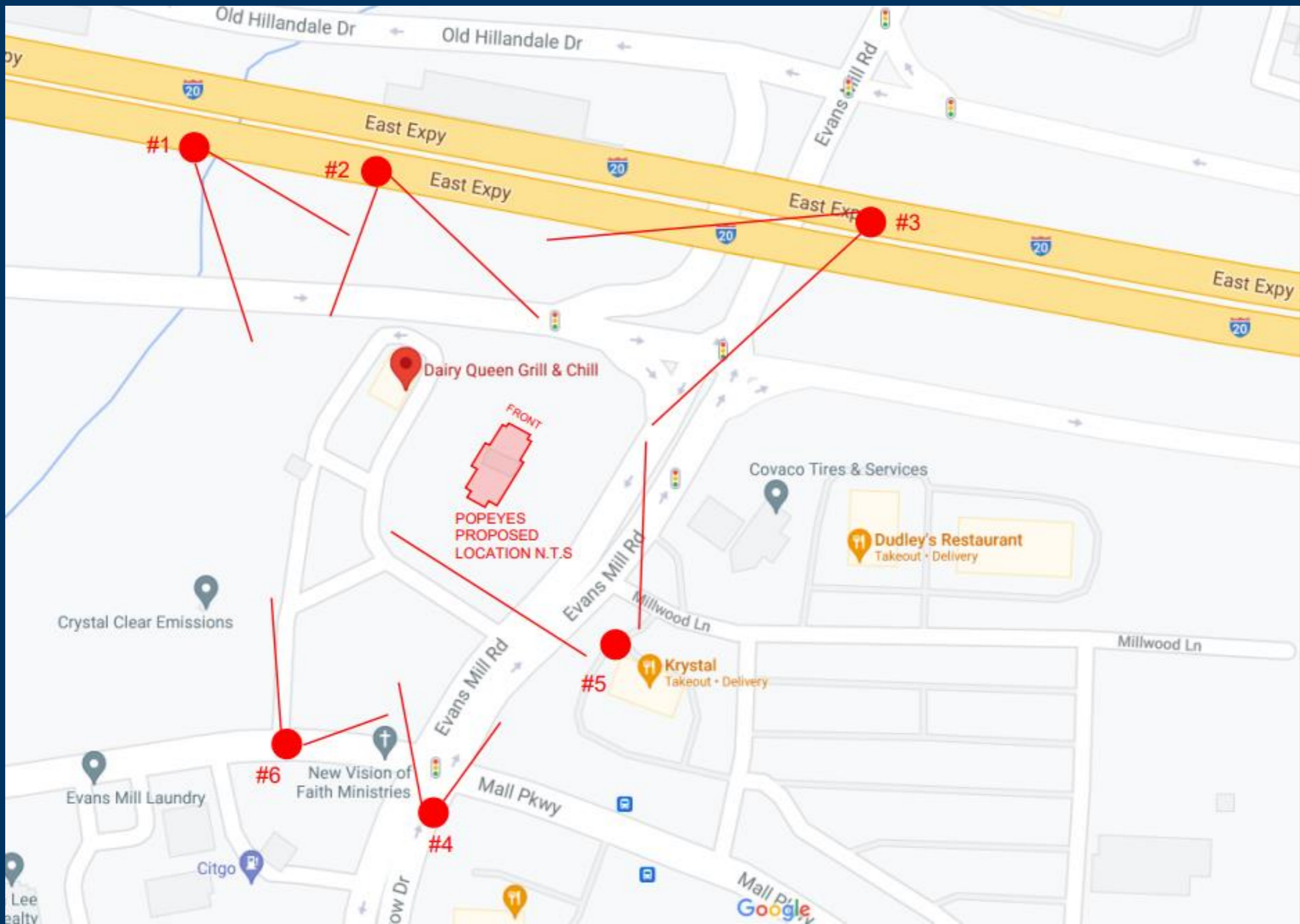


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*Site Plan*

RIVERWOOD  
  
PROPERTIES, LLC





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# AREA DEMOGRAPHICS



2023  
Population

1 MILE	6,772
3 MILE	53,239
5 MILE	126,979



2023 Daytime  
Population

1 MILE	4,347
3 MILE	16,348
5 MILE	40,987



Household 2023

1 MILE	2,918
3 MILE	21,632
5 MILE	47,864



Household  
Income

1 MILE	\$47,536
3 MILE	\$67,808
5 MILE	\$82,895



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Trade Area Overview

