

OFFERING MEMORANDUM

\$925,000

7446 COVINGTON HIGHWAY - LITHONIA, GA 30058

PROPERTY HIGHLIGHTS

- Potential uses: Medical office, Healthcare clinic, Daycare, etc.
- Reception Desk and waiting area
- 17 Partitioned Offices
- Breakroom
- Copy/Mailroom
- 25 Parking Spaces (including 2 handicap spaces)
- Located within a mile of I-20
- Vehicle traffic per day: 23,208

REDEVELOPMENT OPPORTUNITY

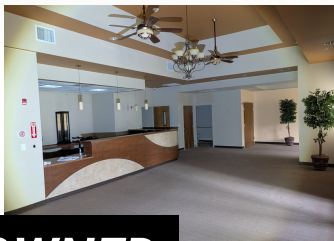


PROPERTY OVERVIEW

- Acreage: 2.91 acres
- Parcel ID: 16 137 02 001
- Zoning C1 (General Commercial District)
- Jurisdiction: Stonecrest
- Year Built: 2007
- Building Area: 6,238 sq ft



Quinn Green, MBA
Real Estate Advisor



BANK OWNED



Traffic Counts within 1 mile by Proximity

▲1 137,281 Purple Heart Highway 2025 Est. daily traffic counts Cross: Klondike Rd Cross Dir: W Distance: 0.26 miles Historical counts <table><tr><th>Year</th><th>▲</th><th>Count</th><th>Type</th></tr><tr><td>2023</td><td>▲</td><td>137,000</td><td>AADT</td></tr><tr><td>2022</td><td>▲</td><td>138,000</td><td>AADT</td></tr><tr><td>2019</td><td>▲</td><td>137,000</td><td>AADT</td></tr><tr><td>2018</td><td>▲</td><td>127,000</td><td>AADT</td></tr></table>	Year	▲	Count	Type	2023	▲	137,000	AADT	2022	▲	138,000	AADT	2019	▲	137,000	AADT	2018	▲	127,000	AADT	▲2 23,605 Covington Highway 2025 Est. daily traffic counts Cross: Layton Dr Cross Dir: SE Distance: 0.11 miles Historical counts <table><tr><th>Year</th><th>▲</th><th>Count</th><th>Type</th></tr><tr><td>202</td><td>▲</td><td>24,90</td><td>AAD</td></tr><tr><td>3</td><td>▲</td><td>0</td><td>T</td></tr><tr><td>202</td><td>▲</td><td>23,50</td><td>AAD</td></tr><tr><td>2</td><td>▲</td><td>0</td><td>T</td></tr><tr><td>201</td><td></td><td>27,90</td><td>AAD</td></tr><tr><td>9</td><td></td><td>0</td><td>T</td></tr><tr><td>201</td><td></td><td>22,90</td><td>AAD</td></tr><tr><td>8</td><td></td><td>0</td><td>T</td></tr></table>	Year	▲	Count	Type	202	▲	24,90	AAD	3	▲	0	T	202	▲	23,50	AAD	2	▲	0	T	201		27,90	AAD	9		0	T	201		22,90	AAD	8		0	T	▲3 23,160 Evans Mill Road 2025 Est. daily traffic counts Cross: Covington Hwy Cross Dir: NE Distance: 0.07 miles Historical counts <table><tr><th>Year</th><th>▲</th><th>Count</th><th>Type</th></tr><tr><td>202</td><td>▲</td><td>22,80</td><td>AAD</td></tr><tr><td>3</td><td>▲</td><td>0</td><td>T</td></tr><tr><td>202</td><td>▲</td><td>22,60</td><td>AAD</td></tr><tr><td>2</td><td>▲</td><td>0</td><td>T</td></tr><tr><td>201</td><td></td><td>27,20</td><td>AAD</td></tr><tr><td>9</td><td></td><td>0</td><td>T</td></tr><tr><td>201</td><td></td><td>26,70</td><td>AAD</td></tr><tr><td>8</td><td></td><td>0</td><td>T</td></tr></table>	Year	▲	Count	Type	202	▲	22,80	AAD	3	▲	0	T	202	▲	22,60	AAD	2	▲	0	T	201		27,20	AAD	9		0	T	201		26,70	AAD	8		0	T	▲4 21,259 Lithonia Industrial Boulevard 2025 Est. daily traffic counts Cross: Covington Hwy Cross Dir: NE Distance: 0.19 miles Historical counts <table><tr><th>Year</th><th>▲</th><th>Count</th><th>Type</th></tr><tr><td>202</td><td>▲</td><td>21,30</td><td>AAD</td></tr><tr><td>3</td><td>▲</td><td>0</td><td>T</td></tr><tr><td>202</td><td></td><td>21,10</td><td>AAD</td></tr><tr><td>2</td><td></td><td>0</td><td>T</td></tr></table>	Year	▲	Count	Type	202	▲	21,30	AAD	3	▲	0	T	202		21,10	AAD	2		0	T	▲5 19,920 Lithonia Industrial Boulevard 2025 Est. daily traffic counts Cross: Tribble St Cross Dir: SW Distance: 0.06 miles Historical counts <table><tr><th>Year</th><th>▲</th><th>Count</th><th>Type</th></tr><tr><td>202</td><td>▲</td><td>23,40</td><td>AAD</td></tr><tr><td>3</td><td>▲</td><td>0</td><td>T</td></tr><tr><td>202</td><td>▲</td><td>23,10</td><td>AAD</td></tr><tr><td>2</td><td>▲</td><td>0</td><td>T</td></tr><tr><td>201</td><td></td><td>22,20</td><td>AAD</td></tr><tr><td>9</td><td></td><td>0</td><td>T</td></tr><tr><td>201</td><td></td><td>21,80</td><td>AAD</td></tr><tr><td>8</td><td></td><td>0</td><td>T</td></tr></table>	Year	▲	Count	Type	202	▲	23,40	AAD	3	▲	0	T	202	▲	23,10	AAD	2	▲	0	T	201		22,20	AAD	9		0	T	201		21,80	AAD	8		0	T
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NOTE: Daily Traffic Counts are a mixture of actual and estimates

Photos

Listing Photos



Trade Area Summary

Attribute Summary for Lithonia, GA 30058

Median Household Income	Median Age	Total Population	1st Dominant Segment
\$66,548	36.4	63,461	Kids and Kin
Source:2025/2029Income (Esri)	Source:2025/2029 Age: 5 Year Increments (Esri)	Source:2025Age: 1 Year Increments (Esri)	Source:2025 TapestryMarket Segmentation (Households)

Consumer Segmentation

Top Tapestry Segments % of Households	Kids and Kin 6,390 (27.7%)	Family Foundations 5,541 (24.0%)	Up and Coming Families 4,702 (20.4%)	City Commons 1,949 (8.5%)	Dreambelt 1,043 (4.5%)
Life Stage Group	Contemporary Households	Contemporary Households	Family Portraits	Contemporary Households	Mature and Retired Living
Life Mode Group	Metro Vibes	Metro Vibes	Family Fabric	Urban Threads	Suburban Shine
Urbanicity Group(s)	Urban Core Urban Vicinity Suburb	Urban Vicinity Suburb	Suburb	Urban Core Urban Vicinity Suburb	Suburb
Residence Type	Single Family, Multi-Units	Single Family	Single Family	Multi-Units, Single Family	Single Family
Household Type	Singles Living Alone, Married Couples	Married Couples, Singles Living Alone, Singles w/ Relatives	Married Couples	Singles Living Alone, Single Parents	Married Couples
Average Household Size	2.57	2.5	3.02	2.54	2.62
Median Age	33.3	41	33.6	29.1	41.5
Diversity Index	71.2	52.7	85.2	57.4	69
Median Household Income	\$50,960	\$58,089	\$89,093	\$27,823	\$94,802
Median Net Worth	\$28,927	\$131,285	\$247,071	\$11,213	\$339,974
Homeownership	39%	66%	73%	20%	76%
Rent Burdened Households	45%	42%	39%	47%	40%
Labor Force Participation Rate	66%	59%	70%	53%	65%
Unemployment Rate	7%	7%	4%	12%	4%
% with Bachelor's Degree or Higher	21%	23%	31%	12%	34%

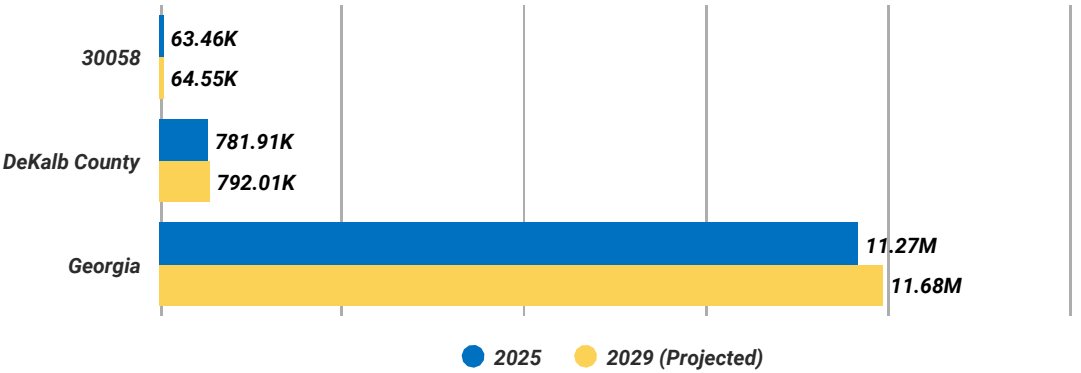
Population

Source: U.S.Census AmericanCommunity Survey via Esri, 2025

Update Frequency: Annually

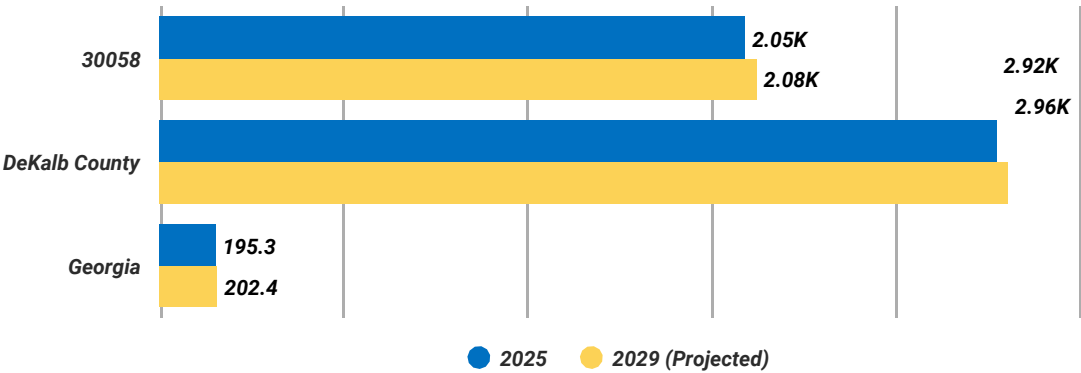
Total Population

This chart shows the total population in an area, compared with other geographies.



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.



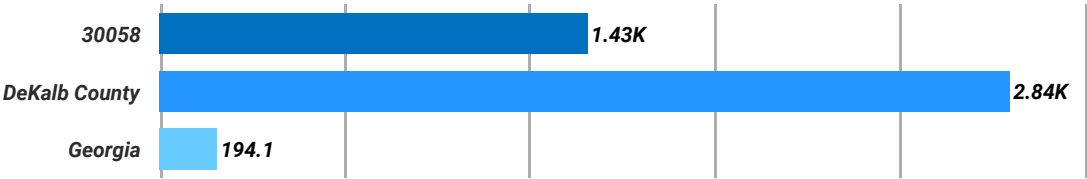
Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



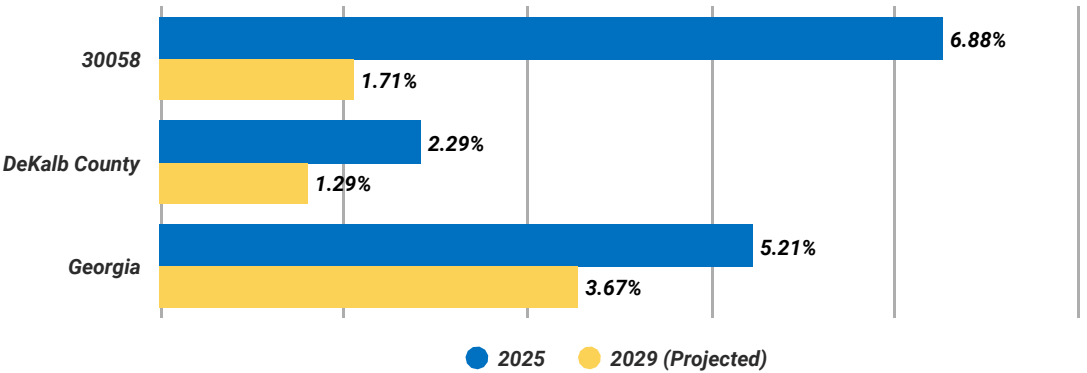
Daytime Population Density

This chart shows the number of people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



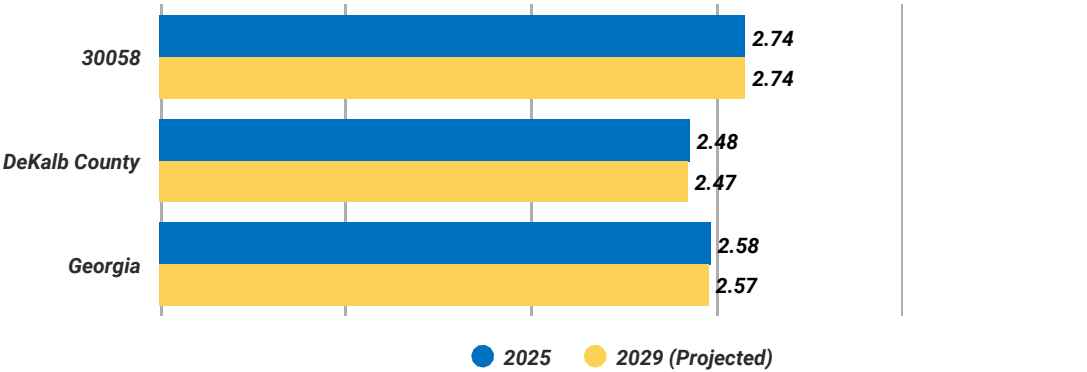
Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2025, compared with other geographies.



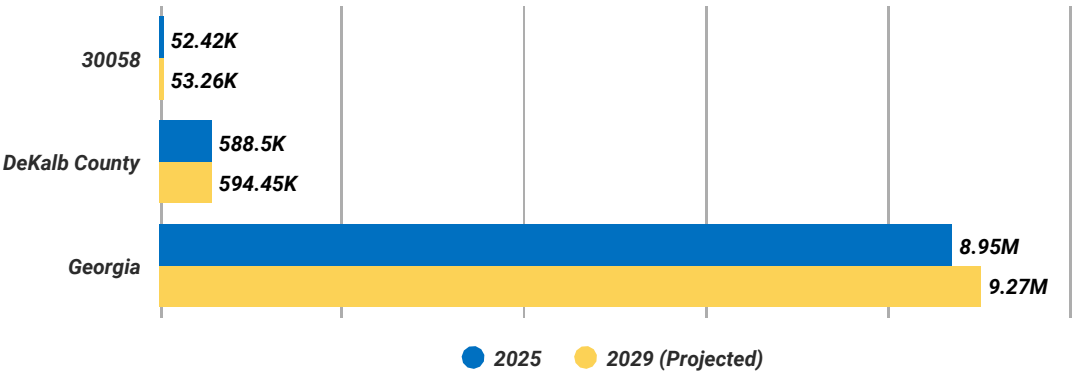
Average Household Size

This chart shows the average household size in an area, compared with other geographies.



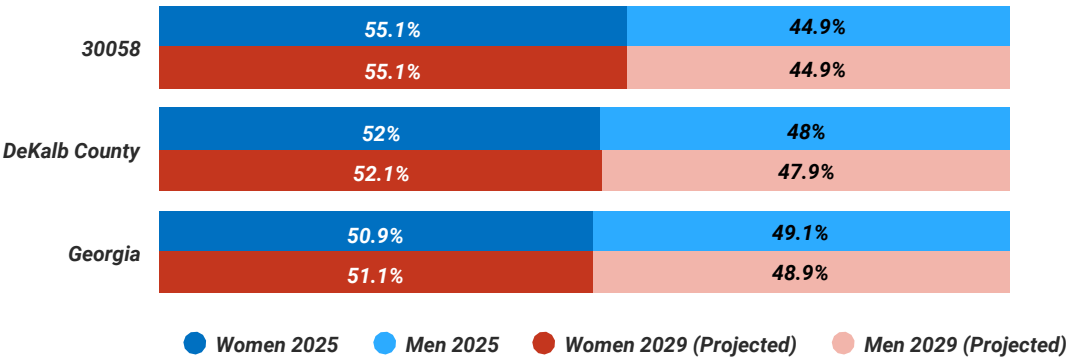
Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.



Female / Male Ratio

This chart shows the ratio of female to males in an area, compared with other geographies.

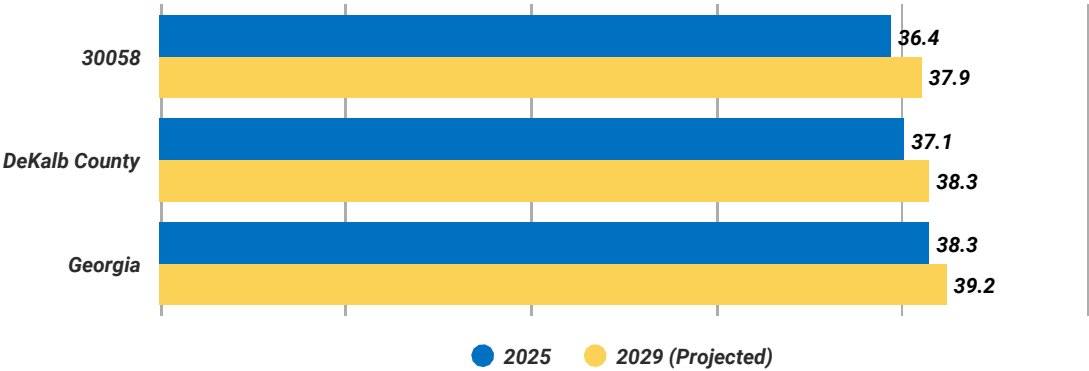


Age

Source: U.S. Census American Community Survey via Esri, 2025
Update Frequency: Annually

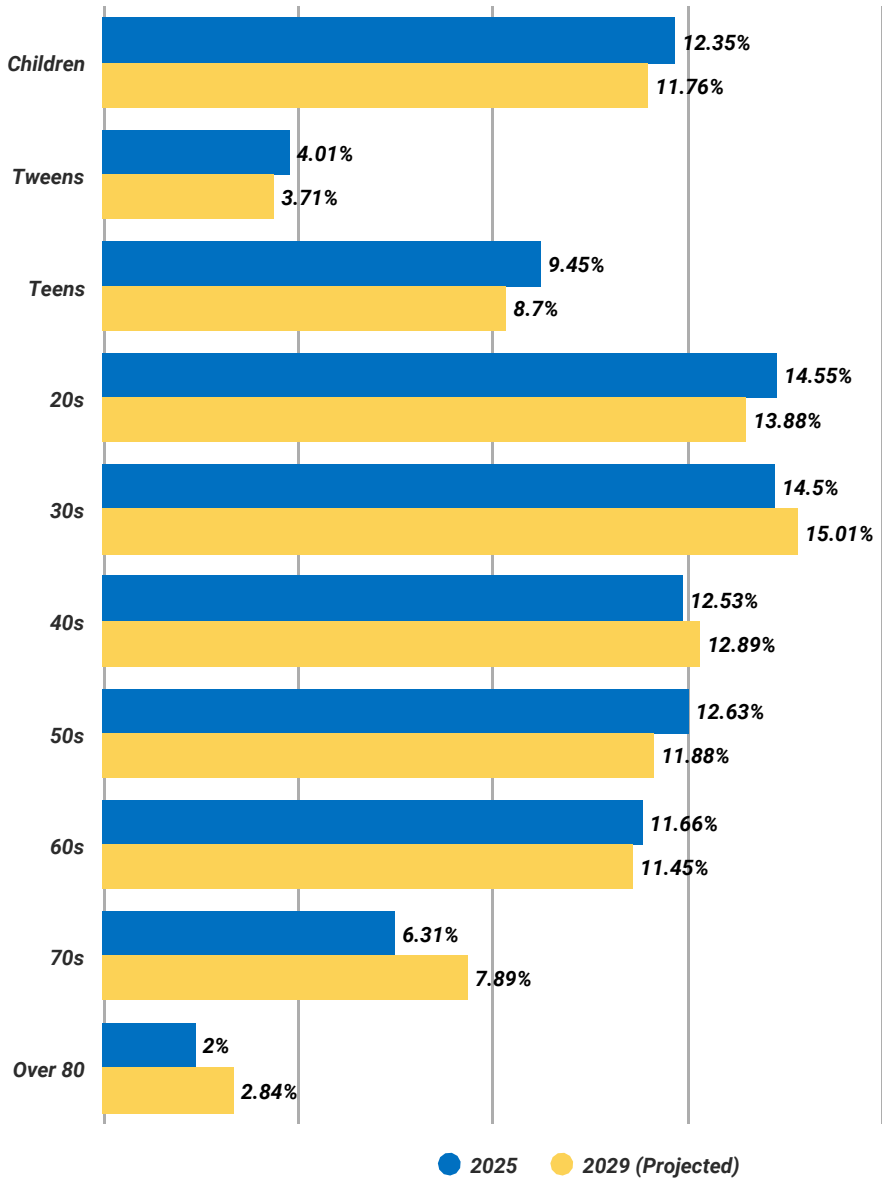
Median Age

This chart shows the median age in an area, compared with other geographies.



Population by Age

This chart breaks down the population of an area by age group.



Married

Source: U.S. Census American Community Survey via Esri, 2025
Update Frequency: Annually

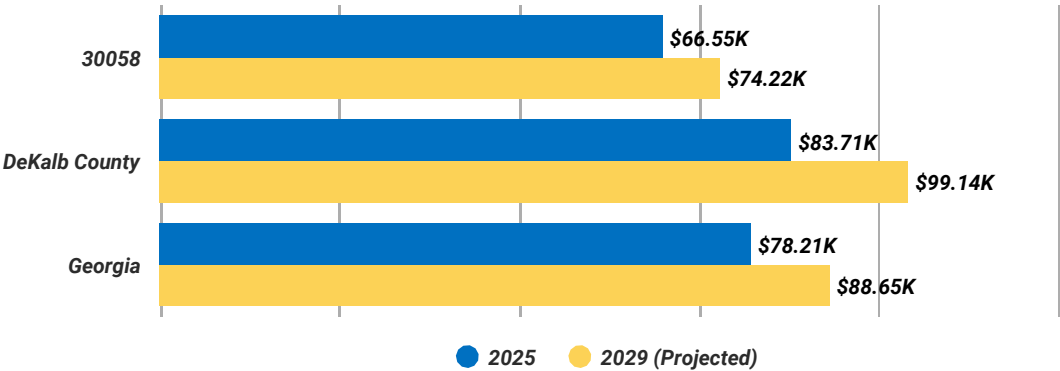
Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.



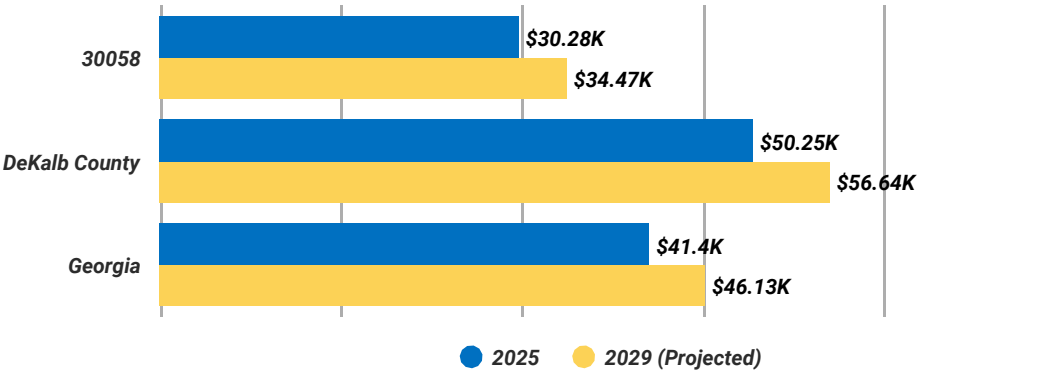
Median Household Income

This chart shows the median household income in an area, compared with other geographies.



Per Capita Income

This chart shows the per capita income in an area, compared with other geographies.



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

