

**+/- 0.99  
AC LOT**

4561 Hugh Howell Rd.  
Tucker, GA 30084

**AVAILABLE FOR  
GROUND LEASE**

**Publix**

**Jersey  
Mike's**

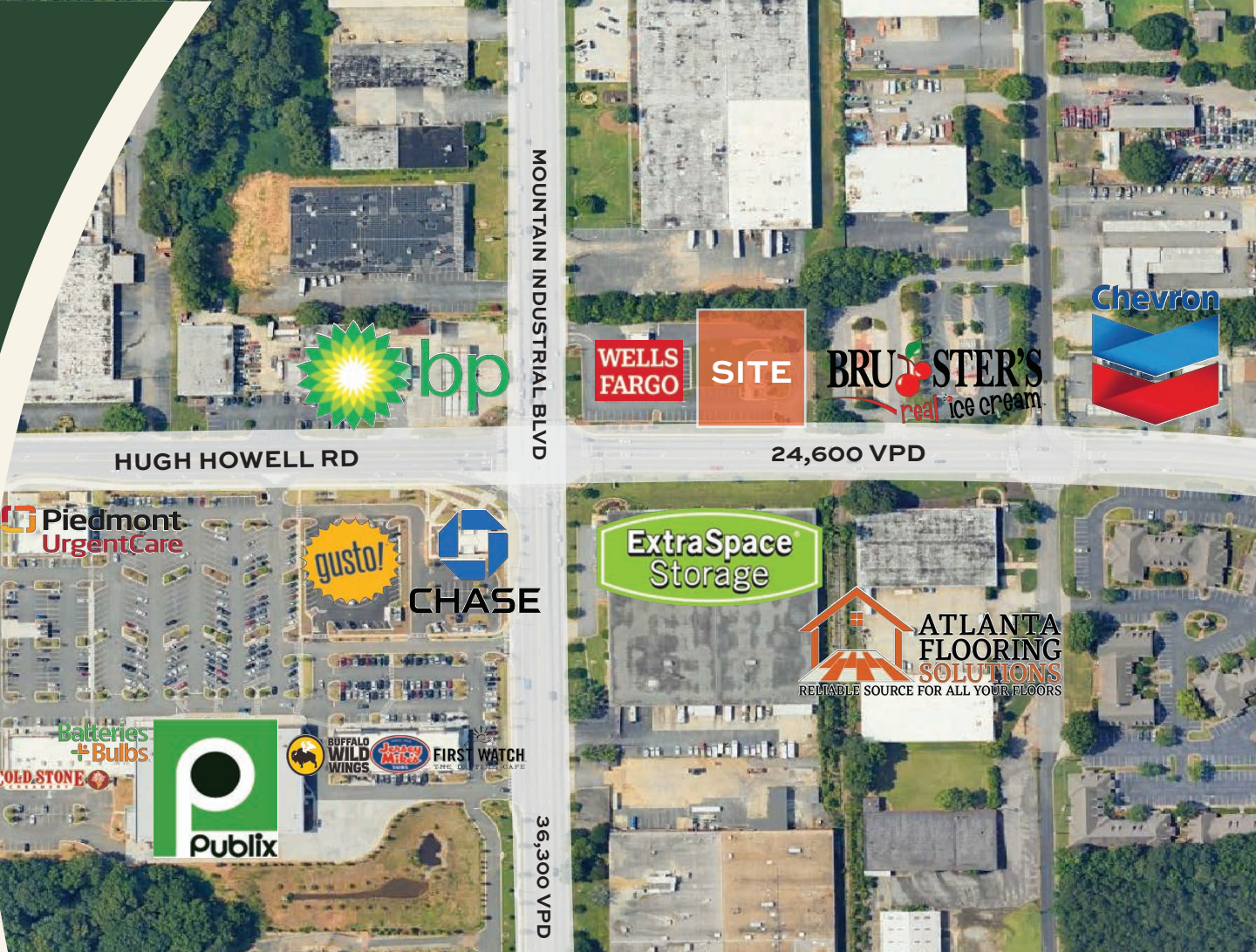
**WELLS  
FARGO**

**CHASE**

For leasing information:

**Lyndsy Yim, CCIM**

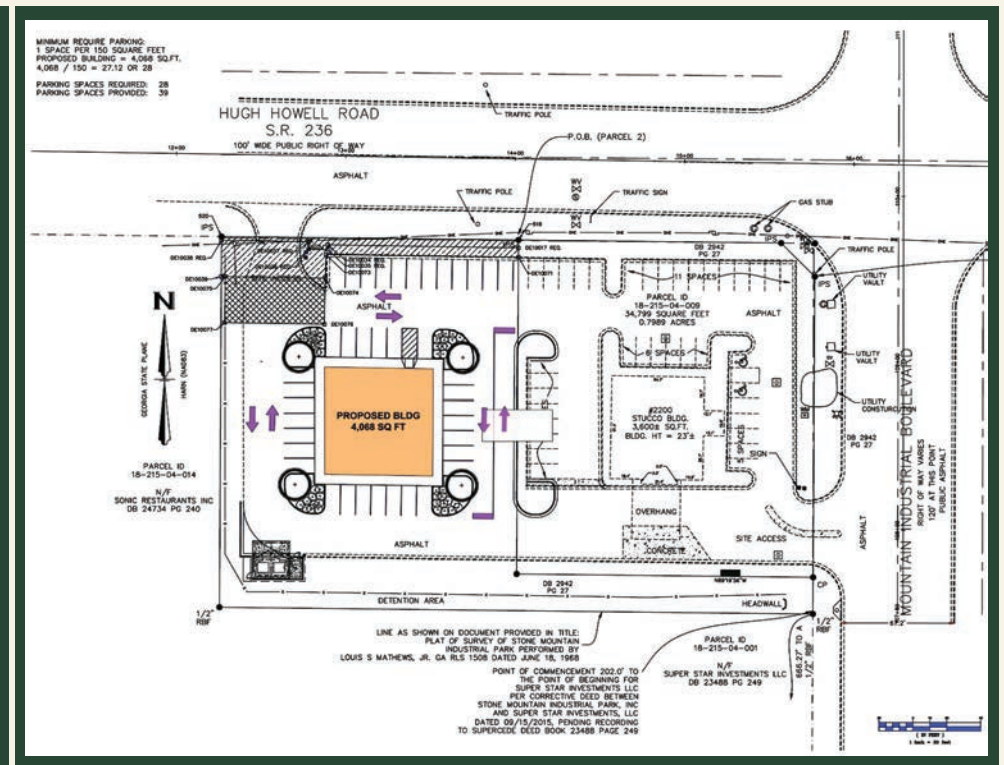
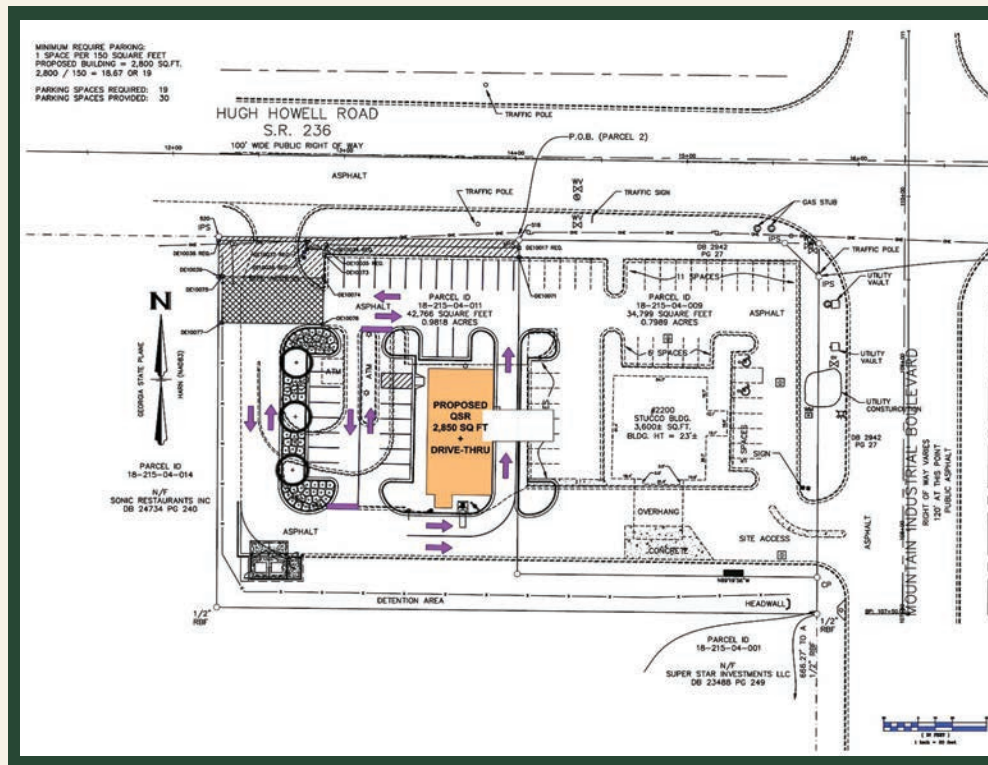
lyndsy.yim@bridger-properties.com  
404.381.2220



- Prime corner parcel located at the signalized intersection of Hugh Howell Road and Mountain Industrial Boulevard
- +/- 0.99 acres available for ground lease
- Zoned M (Light Industrial) with a wide range of permitted uses including automotive, retail, medical, educational, and restaurant.
- Utility connections available on or near the site.
- Significant intersections improvements planned for 2025
- The City of Tucker is supportive of new development, with potential flexibility to rezone to C-1 or C-2
- Excellent visibility and multiple points of access from both Hugh Howell Road and Mountain Industrial Blvd
- Prominent signage opportunities and cross-access easements in place
- Directly across from the new Publix-anchored Hugh Howell Marketplace
- Close proximity to SmokeRise, and established and affluent residential community, and the new SmokeRise Elementary School

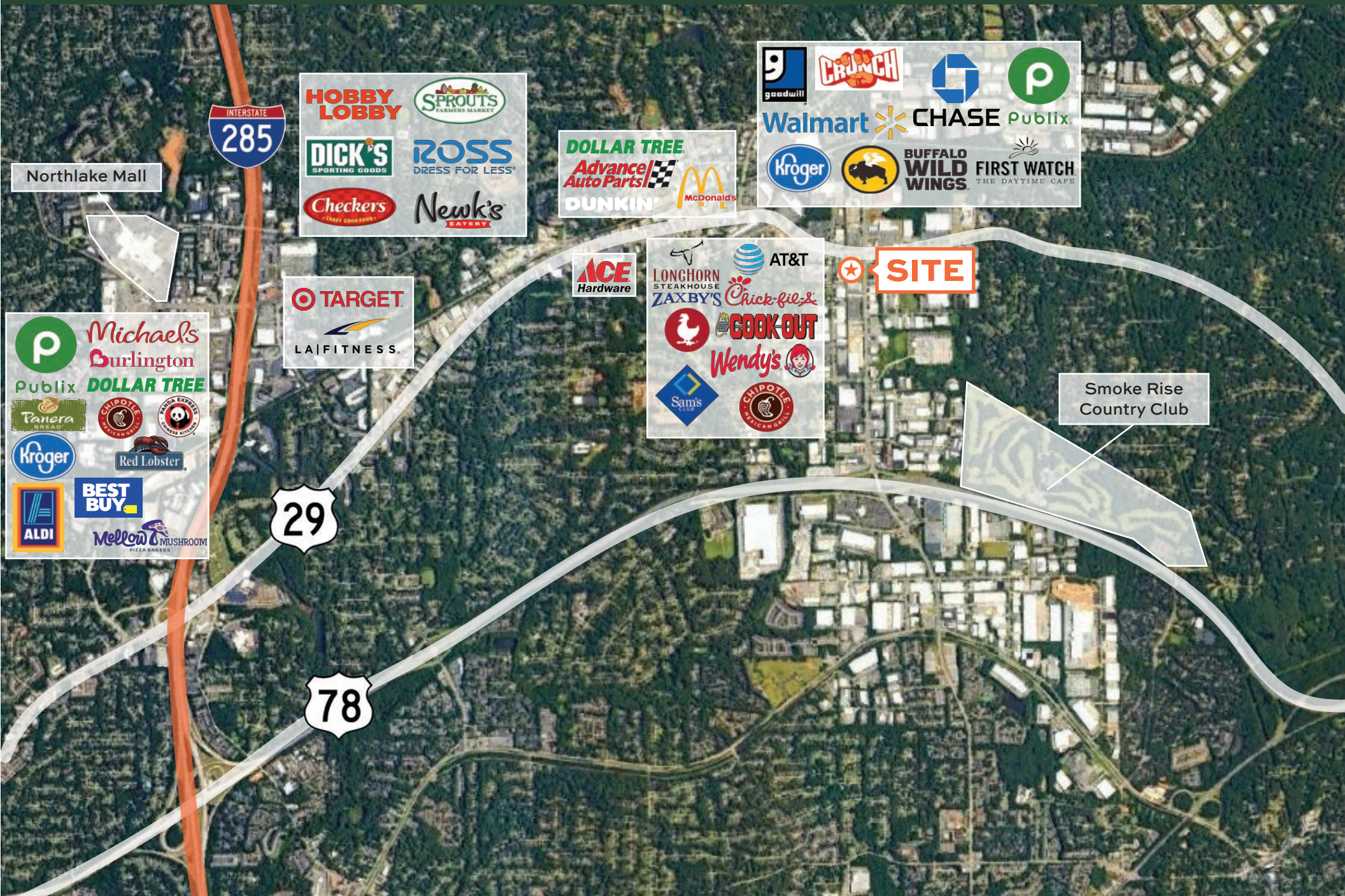


# SITE PLANS





# TRADE AREA OVERVIEW





# DEMOGRAPHICS



## POPULATION 2024

3 Mile	82,671
5 Mile	251,236
10 Mile	1,017,958



## HOUSEHOLDS 2024

3 Mile	31,455
5 Mile	91,535
10 Mile	392,099



## AVG HOUSEHOLD INCOME

3 Mile	\$86,551
5 Mile	\$84,265
10 Mile	\$101,535



## POPULATION BY RACE

	3 Mile	5 Mile	10 Mile
White	23,443	67,084	339,305
Black	35,792	93,748	369,495
American Indian /Alaskan Native	423	1,731	6,071
Asian	10,077	30,244	101,487
Two or More Races	13,979	55,879	199,139
Hispanic Origin	12,410	53,904	185,243

