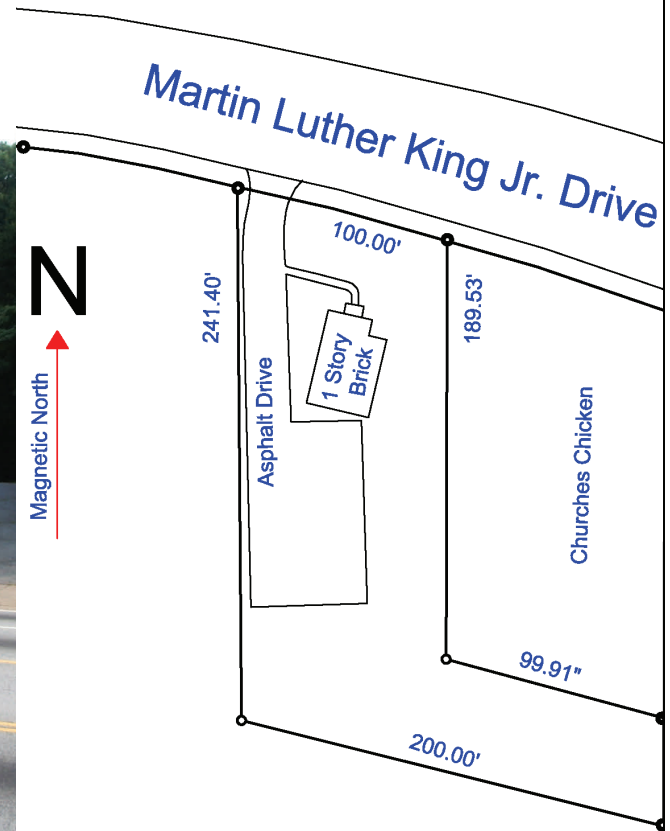


LAND FOR SALE

Thelma's Kitchen

2564 MARTIN LUTHER KING JR DRIVE
ATLANTA, GA 30311



+/- 30,100 SF, Zoned RG-3

PROPERTY ATTRIBUTES

- Across the street from H.E. Holmes MARTA Train Station
- MARTA bus stop at property
- 100 ft frontage on MLK, Jr. Drive
- Near busy commercial intersection of MLK, Jr. Drive and H.E. Holmes Drive
- Easy access to Interstate Highways 20 & 285
- Yards to Fulton/Dekalb Medical Center
- Inside H.E. Holmes Livable Center Initiative (LCI)
- Included in MLK, Jr. Drive Corridor Study
- Minutes driving time to AU center

CONTACT

David Sweet

(404) 815-1819

wdsweet@redrockglobal.net

www.redrockglobal.net

Red Rock
global
REAL ESTATE SERVICES COMPANY

LAND FOR SALE

Thelma's Kitchen

2564 MARTIN LUTHER KING JR DRIVE
ATLANTA, GA 30311



DEMOGRAPHICS

| | 1 Mile | 2 Mile | 3 Mile | | 1 Mile | 2 Mile | 3 Mile |
|--------------------------|-----------------------|----------|----------|------------------------|-----------|-----------|-----------|
| Population | | | | Households | | | |
| 2007 Total Population: | 11,281 | 40,727 | 95,269 | 2007 Total Households: | 4,426 | 15,125 | 34,675 |
| Pop Growth 2007-2012: | 10.11% | 6.86% | 6.89% | HH Growth 2007-2012: | 10.71% | 7.25% | 7.05% |
| Per Capita Income: | \$16,956 | \$16,786 | \$15,746 | Median HH Inc: | \$31,623 | \$31,576 | \$29,757 |
| Average Age: | 35.70 | 37.10 | 35.90 | Avg HH Size: | 2.54 | 2.64 | 2.70 |
| | | | | Avg HH Vehicles: | 1.10 | 1.20 | 1.10 |
| Collection Street | Traffic Volume | | | Ave Travel Time - Wrk: | 36 min | 36 min | 37 min |
| MLK Jr. Dr. SW | 22,420 | | | Housing | | | |
| I-20 | 145,460 | | | Median Housing Value: | \$115,156 | \$113,068 | \$109,555 |
| Hamilton E Homes Dr NW | 19,660 | | | Median Year Built: | 1970 | 1966 | 1965 |

© Red Rock Global, LLC This brochure has been prepared to provide summary information to prospective tenants to establish a preliminary level of interest in the property presented. All information contained herein is from sources deemed as reliable; however no representations or warranties are made to the accuracy or completeness thereof. All right reserved