

FOR SALE OR LEASE > DRIVE-THRU OPPORTUNITY > DEKALB COUNTY

# Parkview Station



1805-1863 MEMORIAL DRIVE SE | ATLANTA, GEORGIA 30317



## Overview

Three outparcels available on Memorial Drive in front of Parkview Station, anchored by Ivy Preparatory School, Kirkwood Family Medicine and AutoZone. Ability to combine outparcels to sell as a larger tract.

## Parcel Details

- > Outparcel #1 - 1,400±SF former Pizza Hut
- > Outparcel #2 - 0.6 AC for sale or ground lease
- > Outparcel #3 - 0.6 AC for sale or ground lease
- > **Combine to achieve up to 1.8 AC contiguous**

## Location

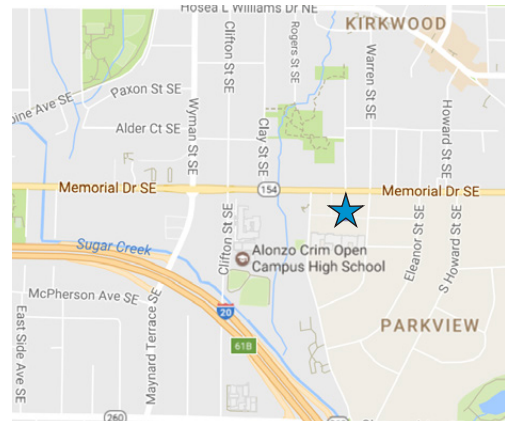
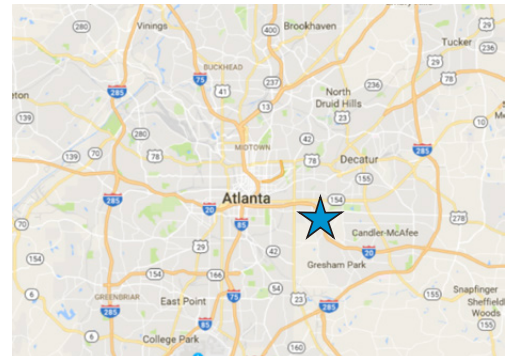
Well-positioned on Memorial Drive, just west of East Lake Golf Club and in the heart of Kirkwood. Accessible via a curb cut off Memorial Drive and a light at Wilkinson Drive or Warren Street.

## Traffic Counts (2016)

- > 15,700 VPD on Memorial Drive SE
- > 155,000 VPD on Interstate 20

## Demographics (2017)

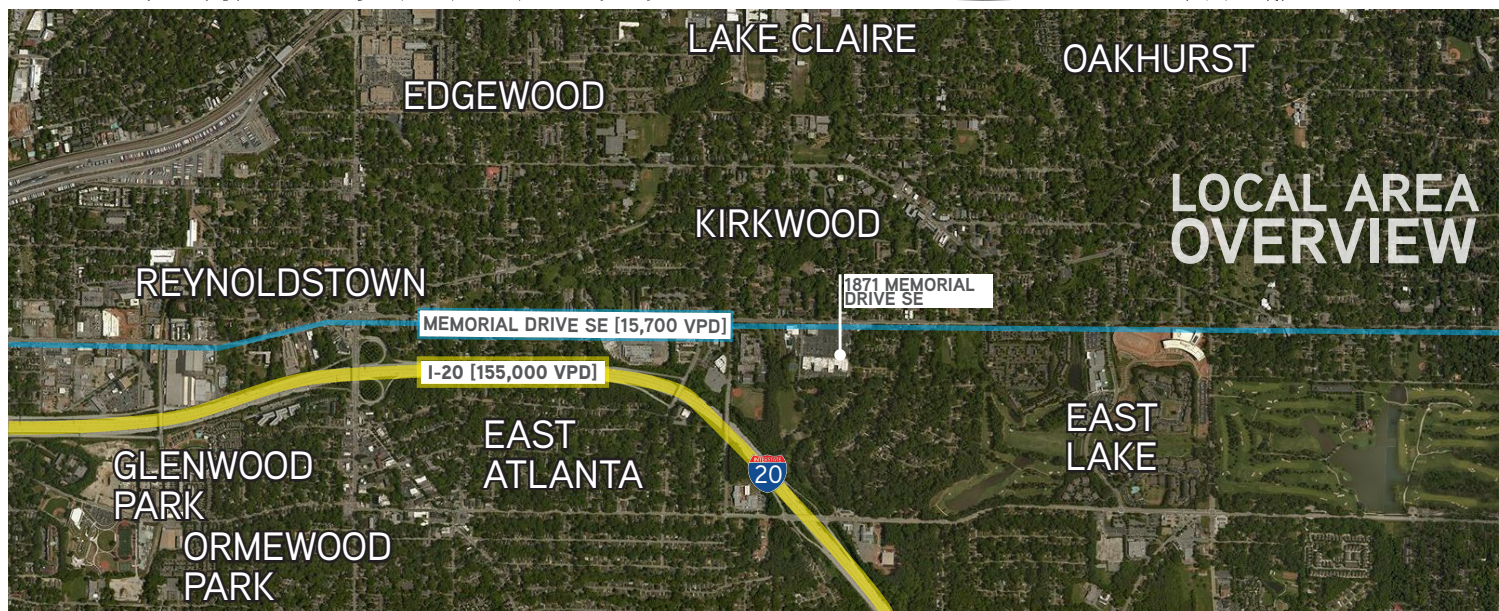
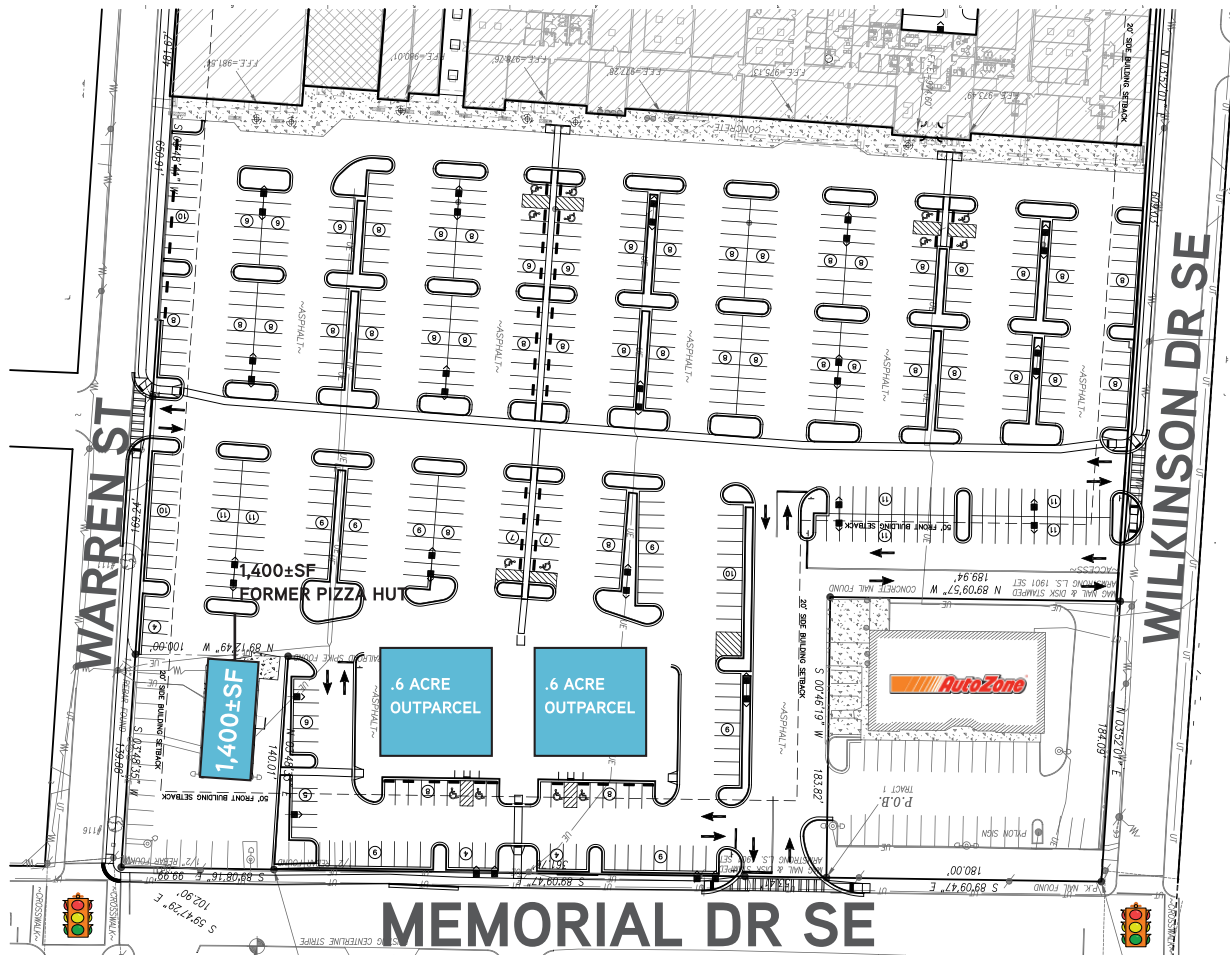
	1 MILE	2 MILE	3 MILE
POPULATION	12,452	118,666	330,492
AVG HH INCOME	\$63,887	\$92,105	\$84,700
DAYTIME POPULATION	12,937	150,368	642,483



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