



OFFERING MEMORANDUM

2.74 Acres Land for Sale

6721 Covington Highway
Lithonia, Georgia 30058

CONFIDENTIAL INFORMATION

INFORMATION NOT WARRANTED

This Offering Memorandum and any subsequent evaluation material you may be provided (collectively known as the "Offering Memorandum") is intended solely for your limited use in considering whether to pursue negotiations to acquire 6721 Covington Highway (the "Property") located in Lithonia, Georgia. The Property is being marketed for sale by Ackerman & Co. ("Broker").

The Offering Memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by Broker. It does not, however, purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Broker makes no representation or warranty, express or implied, as to the accuracy or completeness of the Offering Memorandum or any of its contents, and no legal liability is assumed to be implied with respect thereto.

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Furthermore, the inclusion or exclusion in the Offering Memorandum of information relating to asbestos or any other hazardous, toxic or dangerous chemical item, waste or substance (hereinafter collectively referred to as "Waste") relating to the Property shall in no way be construed as creating any warranties or representations, expressed or implied by the Broker as to the existence or nonexistence or nature of Waste in, under or on the Property, it may create significant legal and/or economic obligations upon the Owner, lessee and/or other holders of interest in the Property or a part thereof and you are hereby advised to obtain professional assistance such as from a consultant, engineer and/or attorney prior to taking an interest in the Property or a part thereof.

01 PROPERTY OVERVIEW

Investment Overview

Location and Demographics

Aerials

Site Plan

Survey

Zoning Ordinance

02 MARKET OVERVIEW

Lithonia, Georgia

Detailed Demographics

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01

PROPERTY OVERVIEW

- Investment Overview
- Location and Demographics
- Property Aerials
- Site Plan
- Survey
- Zoning Ordinance

6721 COVINGTON HIGHWAY

INVESTMENT OVERVIEW

Ackerman & Co. is pleased to present to present 6721 Covington Highway ("Property"), 2.741 acres of undeveloped land in Lithonia, DeKalb county, Georgia.

The property is situated on Covington Highway and located near national retailers and Hillandale DeKalb Medical Center.

Investment Highlights

- Significant road frontage
- Ability to subdivide
- Zoned Commercial-1 (C-1)
- High traffic count
- Close proximity to Hillandale Dekalb Medical Center
- Located near Kroger, Wells Fargo Bank, Walgreens, Papa Johns Pizza and a new Sonic
- New area construction: Walmart Supercenter and LA Fitness

Investment Overview

LOCATION:	Lithonia, Georgia
ACREAGE:	2.741 AC
ASKING PRICE:	\$625,000



LOCATION AND DEMOGRAPHICS

6721 Covington Highway is located in Lithonia, Georgia just north of Covington Highway and DeKalb Medical Parkway. The property is one-mile north of Interstate 20.



The property is conveniently located near Hillandale DeKalb Medical Center, shopping centers and single family homes, with strong demographics that are summarized below.

Demographic Summary

	1-MILE	3-MILES	5-MILES
Population 2011	14,013	74,177	163,623
Total Households	4,952	25,366	54,592
Average Household Income	\$48,588	\$57,292	\$62,368

01 PROPERTY OVERVIEW

CLOSE UP AERIAL OF SITE AND SURROUND RETAIL AND RESIDENTIAL



01 PROPERTY OVERVIEW

PROPERTY AERIAL SHOWING PROXIMITY TO INTERSTATE 20, RETAIL AMENITIES AND HILLANDALE DEKALB MEDICAL CENTER



ZONING ORDINANCE

DIVISION 25. - C-1 (LOCAL COMMERCIAL) DISTRICT

- Sec. 27-576. - Scope of provisions.
- Sec. 27-577. - Statement of purpose and intent.
- Sec. 27-578. - Principal uses and structures.
- Sec. 27-579. - Accessory uses and structures.
- Sec. 27-580. - Special permits.
- Sec. 27-581. - Lot width; lot area; setbacks.
- Sec. 27-582. - Transitional buffer zone requirement.
- Sec. 27-583. - Reserved.
- Sec. 27-584. - Height of buildings and structures.
- Sec. 27-585. - Off-street parking requirement.
- Sec. 27-586. - Lot coverage.
- Sec. 27-587. - Landscaping requirement for parking lots.
- Secs. 27-588—27-595. - Reserved.

Sec. 27-576. - Scope of provisions.

The provisions contained within this section are the regulations of the C-1 (Local Commercial) District.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-577. - Statement of purpose and intent.

The purpose and intent of the board of commissioners in establishing the C-1 (Local Commercial) District is as follows:

- (a) To provide convenient local retail shopping and service areas within the county for all residents;
- (b) To provide for the development of new local commercial districts where so designated on the comprehensive plan;
- (c) To assure that the uses authorized within the C-1 (Local Commercial) District are those uses which are designed to serve the convenience shopping and service needs of groups of neighborhoods.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-578. - Principal uses and structures.

The following principal uses of land and structures shall be authorized in the C-1 (Local Commercial) District:

- (a) Animal hospital, veterinary clinic, pet supply store, animal grooming shop, and boarding and breeding kennel.
- (b) Art gallery and art supply store.
- (c) Automobile, boat, and trailer sales and service as follows:
 - (1) Automobile and truck sales.
 - (2) Automobile, truck, and trailer lease and rentals.
 - (3) Automobile wash service.
 - (4) Boat sales.
 - (5) Retail automobile parts stores.
 - (6) Trailer salesroom and sales lot.
- (d) Bank, credit union and other similar financial institution.
- (e) Business service establishment.
- (f) Child day care center and kindergarten.
- (g) Communications uses as follows:
 - (1) Radio and television broadcasting station.
 - (2) Telephone business office.
- (h) Community facilities as follows:
 - (1) Cultural facilities.

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- (2) Noncommercial club or lodge.
- (3) Utility structure necessary for the transmission or distribution of service (section 27-770).
- (i) Dwellings:
 - (1) Shelter for homeless persons.
 - (2) Transitional-housing facility.
- (j) Education uses as follows:
 - (1) Vocational schools.
 - (2) Private elementary, middle or high school.
 - (3) Specialized non-degree schools.
- (k) Late-night establishments, unless the late-night establishment is located at or within one thousand five hundred (1,500) feet of any land zoned for residential use in which case a special permit shall be required.
- (l) Lodging uses, as follows:
 - (1) Bed and breakfast inn.
 - (2) Hotel.
 - (3) Motel.
- (m) Movie theater, bowling alley, and other recreational facilities where such activities are wholly enclosed within a building.
- (n) Office uses as follows:
 - (1) Accounting office.
 - (2) Engineering and architectural office.
 - (3) Building and construction contractor.
 - (4) Financial services office.
 - (5) Insurance office.
 - (6) Legal office.
 - (7) Medical office.
 - (8) Real estate office.
 - (9) Wholesale sales office.
- (o) Parking, as follows:
 - (1) Commercial parking lot.
 - (2) Commercial parking garage.
- (p) Place of worship.
- (q) Restaurants, as follows:
 - (1) Restaurant.
 - (2) Restaurant accessory to a hotel or motel.
- (r) Retail sales as follows, but not including adult entertainment establishment and not including adult service facility:
 - (1) Apparel and accessories store.
 - (2) Book, greeting card, and stationery store.
 - (3) Camera and photographic supply store.
 - (4) Computer and computer software store.
 - (5) Convenience store (no alcohol or fuel sales).
 - (6) Farm and garden supply store.
 - (7) Florist.
 - (8) Food stores, including bakeries.
 - (9) Furniture, home furnishings and equipment store.
 - (10) General merchandise store.
 - (11) Gift, novelty, and souvenir store.
 - (12) Hardware store.

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- (13) Hobby, toy and game store.
 - (14) Jewelry store.
 - (15) Major retail establishment.
 - (16) Music and musical equipment store.
 - (17) News dealers and newsstand.
 - (18) Office supplies and equipment store.
 - (19) Pharmacies and drugstore.
 - (20) Quick copy printing store.
 - (21) Radio, television and consumer electronics store.
 - (22) Specialty store.
 - (23) Sporting goods and bicycle sale.
 - (24) Variety store.
 - (25) Video tape sales and rental store.
 - (s) Retail sales, building supplies and farm equipment, as follows:
 - (1) Electrical supply store.
 - (2) Farm equipment.
 - (3) Lumber, hardware and other building materials establishments.
 - (4) Paint, glass and wallpaper store.
 - (5) Plumbing, heating and air-conditioning equipment establishments.
 - (t) Services, medical and health, as follows:
 - (1) Health service clinic.
 - (2) Medical and dental laboratories.
 - (3) Offices of health service practitioners.
 - (4) Pharmacy.
 - (5) Private ambulance and emergency medical services.
 - (u) Services, personal, as follows:
 - (1) Barbershop, beauty shop, and similar personal service establishments.
 - (2) Coin-operated laundry and dry-cleaning store.
 - (3) Funeral home.
 - (4) Laundry and dry-cleaning establishment and pickup station.
 - (5) Linen and diaper service, garment pressing, alteration and repair.
 - (6) Personal care home, congregate.
 - (7) Personal care home, family.
 - (8) Personal care home, group.
 - (9) Personal care home, registered.
 - (10) Photographic studios.
 - (v) Services, repair, as follows:
 - (1) Home appliance repair and service.
 - (2) Jewelry repair service.
 - (3) Radio, television and similar home appliance repair service.
 - (4) Furniture upholstery and repair shop within shopping center.
 - (5) Shoe repair store.
 - (w) Shopping center.
 - (x) Taxi stand and taxi dispatching office.
 - (y) Tennis center, club and facilities.
- (Ord. No. 99-11, Pt. 1, 4-13-99; Ord. No. 00-04, Pt. 1, §§ XXXIII, XXXIV, 1-25-00; Ord. No. 08-23, Pt. I, 11-18-08; Ord. No.

ZONING ORDINANCE, CONT.

11-12, Pt. I, 8-9-11; Ord. No. 12-01, Pt. I, 1-24-12)

Sec. 27-579. - Accessory uses and structures.

The following accessory uses of land and structures shall be authorized in the C-1 (Local Commercial) District.

- (a) Accessory uses and structures incidental to any authorized use.
 - (b) Commercial uses authorized within this district on first floor of multifamily dwelling buildings.
 - (c) Signs and outdoor advertising in accordance with the provisions of Chapter 21 and this chapter.
- (Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-580. - Special permits.

The following uses and structures shall be authorized only by permits of the type indicated:

- (a) Special administrative permit from director of public works:
 - (1) Telecommunications tower or antenna, subject to requirements of section 27-779
 - (2) Temporary outdoor sales of merchandise.
 - (3) Art shows, carnival rides and special events of community interest (subsection 27-747(a)).
 - (4) Temporary outdoor social, religious, entertainment or recreation activity where the time period does not exceed fourteen (14) days duration, adequate parking is provided on the site, and where the same lot or any portion thereof is so used for no more than one (1) such fourteen-day time period within any calendar year.
 - (5) Temporary outdoor sales, seasonal.
- (b) Special exception permit from the zoning board of appeals: None.
- (c) Special land use permit from board of commissioners:
 - (1) Buildings in excess of two (2) stories in height.
 - (2) Bus and rail stations and terminals for passenger service or freight service.
 - (3) Heliport.
 - (4) Late-night establishment where located at or within one thousand five hundred (1,500) feet of any land zoned for residential use.
 - (5) Crematory, but only as an accessory use to a funeral home.
 - (6) Automobile gas stations.
 - (7) Drive-through restaurants.
 - (8) Alcohol outlets, except when accessory to a major retail establishment.
 - (9) Minor automobile repair and maintenance shops.

(Ord. No. 99-11, Pt. 1, 4-13-99; Ord. No. 08-23, Pt. I, 11-18-08; Ord. No. 10-14, Pt. I, 7-29-10; Ord. No. 12-01, Pt. I, 1-24-12)

Sec. 27-581. - Lot width; lot area; setbacks.

The following requirements shall apply to all lots and structures in the C-1 (Local Commercial) District:

- (a) Lot width: All lots shall have at least one hundred (100) feet of frontage as measured along the public street frontage.
- (b) Minimum lot area: Twenty thousand (20,000) square feet.
- (c) Minimum setback requirements:
 - (1) From public street:
 - a. Front yard: Seventy-five (75) feet.
 - b. Side yard: Fifty (50) feet.
 - (2) Interior side yard: Twenty (20) feet, five (5) feet which shall be planned and landscaped.
 - (3) Rear yard: Thirty (30) feet.

(Ord. No. 99-11, Pt. 1, 4-13-99)

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Sec. 27-582. - Transitional buffer zone requirement.

Where a lot in the C-1 (Local Commercial) District adjoins the boundary of any property which is zoned for any R classification, RM classification, MHP classification, or TND classification, a transitional buffer zone not less than fifty (50) feet in width shall be provided and maintained in a natural state. Said transitional buffer zone shall not be paved and shall not be used for parking, loading, storage or any other use, except where necessary to grade or modify a portion of the transitional buffer zone for the installation of utilities necessitated by the development. Water detention ponds shall not be located within transitional buffer zones. No trees, other than dead or diseased trees, shall be removed from said transitional buffer zone, but additional trees and plant material may be added to the transitional buffer zone. In addition, a screening fence not less than six (6) feet in height shall be erected and maintained either along the property line or within the transitional buffer zone separating the use from the adjoining residential use.

Sec. 27-583. - Reserved.

Sec. 27-584. - Height of buildings and structures.

The maximum height of any building or structure shall not exceed two (2) stories and thirty-five (35) feet. Buildings exceeding two (2) stories in height shall be permitted only upon approval of a special land use permit by the board of commissioners. Buildings in excess of three (3) stories must be approved by the department of fire and rescue services to assure adequacy of fire protection facilities and services.

(Ord. No. 99-11, Pt. 1, 4-13-99; Ord. No. 00-77, Pt. 1, § II, 8-22-00; Ord. No. 11-02, Pt. I, § 6, 11-27-01)

Sec. 27-585. - Off-street parking requirement.

Off-street parking requirements for uses and structures authorized and permitted in the C-1 (Local Commercial) District are as follows:

- (a) Ambulance service: One (1) parking space for each vehicle plus one (1) additional space for each two (2) administrative or service employees.
- (b) Automobile, minor repair and maintenance establishments: One (1) space for each one hundred fifty (150) square feet of floor space.
- (c) Automobile service station: Three (3) spaces for each service bay, with minimum of ten (10) spaces required.
- (d) Child day care center and kindergarten: One (1) space for each two hundred (200) square feet of floor area.
- (e) Food store: One (1) space for each one hundred (100) square feet of floor space.
- (f) Hotel, motel, and bed and breakfast inn: One and twenty-five one-hundredths (1.25) spaces for each unit.
- (g) Lodge, fraternal or social organization: One (1) space for each one hundred (100) square feet of floor area.
- (h) Late-night establishment: One (1) space for each seventy-five (75) square feet of floor area, but not less than ten (10) spaces.
- (i) Office and clinic: One (1) space for each two hundred fifty (250) square feet of floor area.
- (j) Place of worship: One (1) space for each three (3) seats in the main auditorium, or, where fixed seats are not utilized, one (1) space for each twenty-five (25) square feet of floor space in the largest assembly room utilized for public worship.
- (k) Recreational facilities:
 - (1) Without fixed seating: One (1) space for each two hundred (200) square feet of floor area.
 - (2) With fixed seating: One (1) space for each three (3) seats.
- (l) Restaurant: One (1) space for each seventy-five (75) square feet of floor area, but not less than ten (10) spaces.
- (m) Restaurant, drive-through, without seating area for patrons: One (1) space for each one hundred (100) square feet of floor area, but not less than ten (10) spaces.
- (n) Retail uses, personal service uses, and other commercial and general business uses, but not including food stores: Five and five-tenths (5.5) spaces for each one thousand (1,000) square feet of floor area.
- (o) School, private elementary and middle: Two (2) spaces for each classroom.

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- (p) School, private high: Five (5) spaces for each classroom.
 - (q) School, commercial vocational: Ten (10) spaces for each classroom.
 - (r) Shopping center: Five and five-tenths (5.5) spaces for each one thousand (1,000) square feet of floor area.
 - (s) Theater, funeral home, and other places of assembly: One (1) space for each three (3) seats in the main auditorium, or, where fixed seats are not utilized, one (1) space for each twenty-five (25) square feet of floor space in the largest assembly room utilized for seating.
 - (t) Temporary outdoor social, religious, entertainment or recreation activity or flea market: One (1) space for each one hundred (100) square feet of space used for such activity.
 - (u) Personal care home, community: Five-tenths (0.50) space for each resident and employee.
 - (v) Child caring institution, community: Five-tenths (0.50) space for each employee and resident.
 - (w) Personal care home, group: Four (4) spaces.
 - (x) Child caring institution, group: Four (4) spaces.
- (Ord. No. 99-11, Pt. 1, 4-13-99; Ord. No. 08-23, Pt. I, 11-18-08; Ord. No. 11-12, Pt. I, 8-9-11)

Sec. 27-586. - Lot coverage.

The lot coverage of each lot shall not exceed eighty (80) percent.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-587. - Landscaping requirement for parking lots.

See section 27-753, Landscaping requirements for parking lots.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Secs. 27-588—27-595. - Reserved.

02

MARKET OVERVIEW

- Lithonia, Georgia
- Detailed Demographics

LITHONIA, GEORGIA

Lithonia is a city in eastern part of DeKalb County, Georgia. Lithonia's city population was 1,924 at the 2010 census and a community population of about 15,000. Lithonia means "city/town of stone". Lithonia is in the heart of the Georgian granite-quarrying and viewing region, hence the name of the town, from the Greek λίθος lithos, for stone. The huge nearby granite dome, Stone Mountain, is composed largely of a rock called Lithonia gneiss, a form of granite.

Lithonia is located about 25 miles to Downtown Atlanta. Neighborhoods are broken into two area codes: 30058 which includes the City proper, and communities directly outside the city limit, and 30038 located south of Interstate 20 which includes some of the most affluent neighborhoods in DeKalb County.

The three main health facilities in Lithonia are:

- Hillandale DeKalb Medical Center is the newest addition to the Dekalb Medical family of hospitals
- Kaiser Permanente runs two community health clinics in Lithonia: Panola Road Clinic and the Stonecrest Clinic
- East DeKalb Health Center

DEKALB COUNTY

DeKalb County's population was 691,893 at the 2010 census. It's county seat is the city of Decatur. It is bordered to the west by Fulton County and contains roughly 10% of the city of Atlanta. (The other 90% lies in Fulton County). DeKalb County is included in the five-county core of the Atlanta metropolitan statistical area. It is the third-most-populated county in Metro Atlanta and the state, just behind Gwinnett County. Prior to the 2010 Census, DeKalb County historically ranked second behind Fulton County for many years.

It is the most diverse county in Georgia. DeKalb is primarily a suburban county, and is the second-most-affluent county with an African-American majority in the United States, behind Prince George's County, Maryland, in suburban Washington D.C. However, unlike in Prince George's County, DeKalb County's communities with a majority African-American population tend to fall below the county's median income, while communities with a majority White population tend to have incomes above the county's median.

In 2009, DeKalb earned the Atlanta Regional Commission's "Green Communities" designation for its efforts in conserving energy, water and fuel; investing in renewable energy; reducing waste; and protecting and restoring natural resources.



Hillandale DeKalb Medical Center

DETAILED DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2011 Population	14,013	74,177	163,623
2016 Projected Population	15,702	81,472	177,858
2000 Census Population	10,292	57,431	131,083
1990 Census Population	5,684	37,704	91,208
Growth 2000 - 2011	36.15%	29.16%	24.82%
Growth 2011 - 2016	12.05%	9.83%	8.70%
2011 Estimated Median Age	30.46	32.19	33.22
Total Employees	7,360	38,276	85,619
2011 Households	4,952	25,366	54,592
2016 Projected Households	5,462	27,447	58,559
2000 Census Households	3,714	20,008	44,366
1990 Census Households	2,150	13,892	31,873
Growth 2000-2011	33.33%	26.78%	23.05%
Growth 2011-2016	10.30%	8.20%	7.27%
2011 Average Household Size	2.83	2.91	2.99
2011 Average Household Income	\$48,588	\$57,292	\$62,368
2011 Median Household Income	\$42,691	\$48,659	\$53,405
2011 Per Capita Income	\$17,239	\$19,729	\$20,923
2011 Housing Units	4,952	25,366	54,592
2011 Occupied Units	2,629	17,200	41,139
2011 Owner Occupied Units	53.09%	67.81%	75.36%
2011 Renter Occupied Units	46.89%	32.20%	24.64%
2011 Median Housing Value	\$121,152	\$121,152	\$137,699

HOUSEHOLD INCOME ▲

The average household income in Lithonia, Georgia is \$40,595 compared to the National average household income of \$67,315.

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