

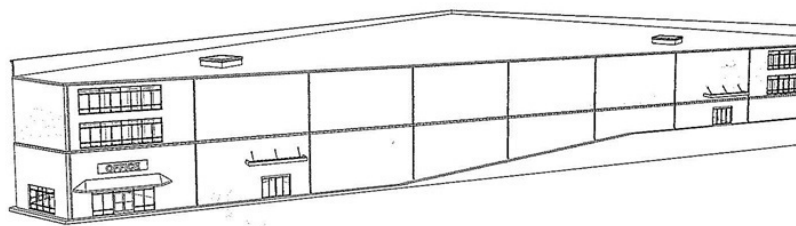
# HILLANDALE DEVELOPMENT SITE

6257 HILLANDALE DR, LITHONIA, GA 30058

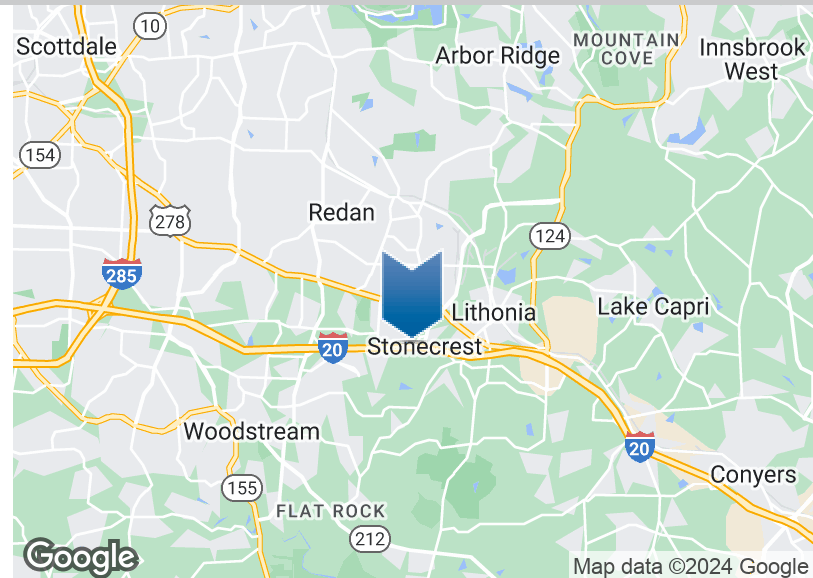
**APPROVED FOR SELF STORAGE!**

## Hillandale Self Storage

6257 Hillandale Dr; Lithonia, GA



**Site For Sale**



### OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	2.26 +/- Acres



Blue outline indicates approximate parcel area.

### PROPERTY OVERVIEW

The development site for Hillandale Self Storage is located at 6257 Hillandale Drive in Lithonia, GA. It offers excellent visibility along I-20 for a proposed three-story, climate-controlled facility. The site is approved for self storage and ready for a land disturbance permit (buyer to verify).

Lithonia, GA is a growing suburb of Atlanta, GA, 18 miles east of Atlanta's city center. It is just two miles from the Mall at Stonecrest and also serves as the northernmost point on the Arabia Mountain Path. There are 55,000+ households within a five-mile radius with an average household income of \$83,000+ and 7.74 sf per capita.

### INVESTMENT HIGHLIGHTS

- Land Approved for Self Storage (Buyer to Verify)
- 2.26 +/- Acres
- Proposed 3-Story All-Climate Controlled Storage Facility
- Great Visibility from I-20
- Just 18 miles from Atlanta's City Center

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# HILLDALE DEVELOPMENT SITE

6257 HILLDALE DR, LITHONIA, GA 30058

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Midcoast Properties, Inc., LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Midcoast Properties, Inc., LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Midcoast Properties, Inc., LLC in compliance with all applicable fair housing and equal opportunity laws.

## INSTRUCTIONS

ALL PROPERTY TOURS MUST BE ARRANGED AT LEAST 48 HOURS IN ADVANCE AND ONLY WITH THE PRIOR APPROVAL OF THE BROKER. WE ASK THAT YOU DO NOT DISTURB THE ON-SITE PERSONNEL. ALL INQUIRIES SHOULD BE DIRECTED TO THE LEAD BROKER DOCUMENTED.

Please sign and return the appropriate pages of the agency disclosure document found at the end of the OM.

Offers should be submitted in the form of a Letter of Intent (LOI) and should include, at a minimum, Offering Price, Earnest Money Deposit, Due Diligence Time Period, Closing Period, and any substantial conditions or terms.

The owner will only consider offers that are submitted through its exclusive listing agent, Midcoast Properties. The seller reserves the right to negotiate with any party at any time. The seller also reserves the unrestricted right to reject any or all offers.

## MIDCOAST PROPERTIES, INC.

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