

## pad site with prime visibility

795 Veteran's Memorial Pkwy  
Mableton, GA 30126



**ground lease or build-to-suit**  
0.94± AC pad site

### about the property

0.94 acre pad site available for ground lease at the intersection of Buckner Rd and Veteran's Memorial Hwy (US-78) with visibility to 27,900 AVD

Located along Veteran's Memorial Hwy (US-78), this pad-ready site provides exceptional visibility to more than 27,900 daily vehicles. The site has direct access to Buckner Rd and Hwy-78. Adjacent to Guthrie's, Dollar Tree and Extra Space Storage. Available for ground lease or build-to-suit.

- new traffic light proposed at Buckner Rd and US-78
- across from future new Chick-fil-a
- excellent visibility along Hwy 78
- median home values >\$538K in immediate area

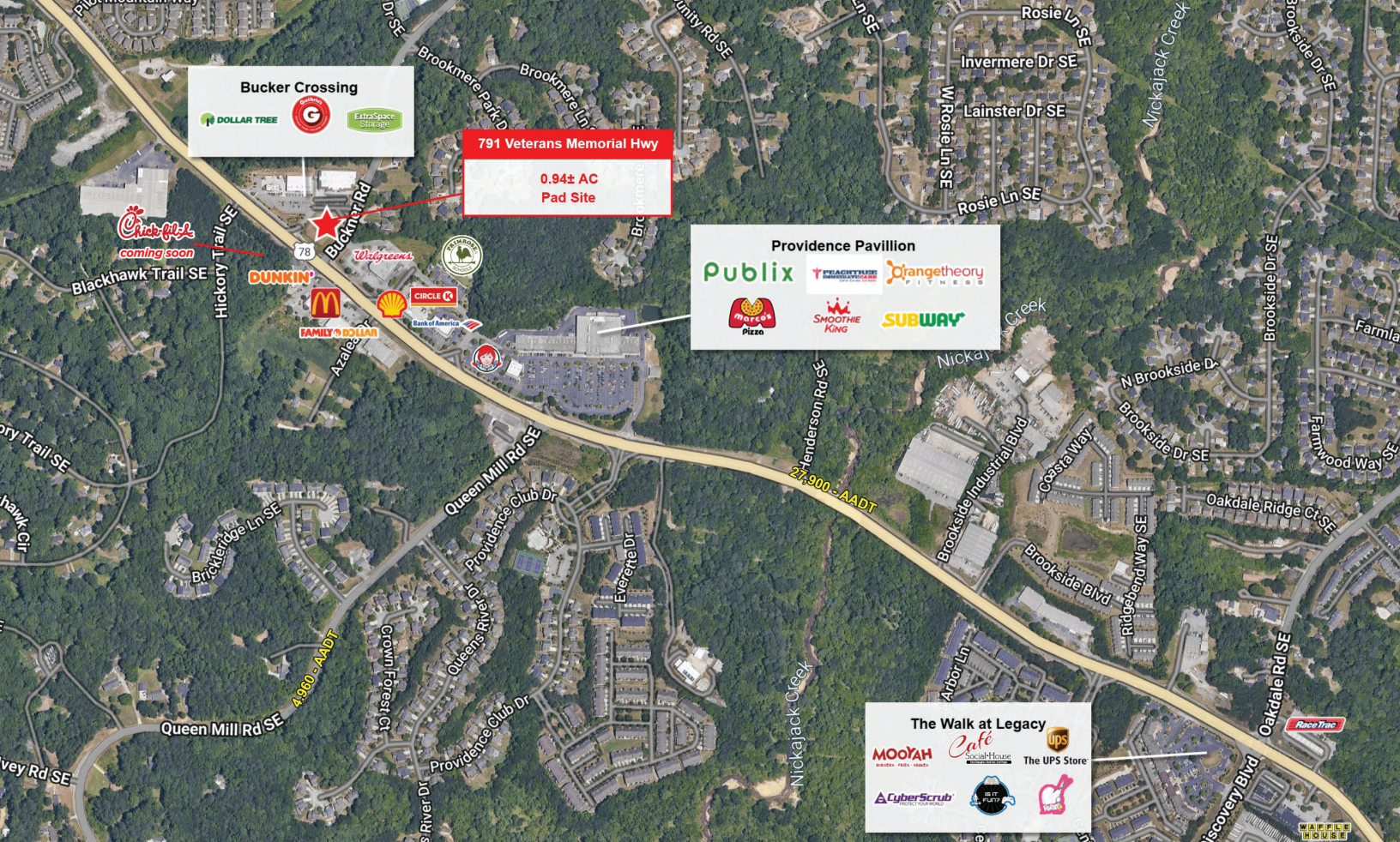
### 2024 demographics

	1 mile	3 mile	5 mile
Population (est.)	5,373	53,551	177,626
Households (est.)	2,190	21,655	72,784
Average HH income	\$ 153,627	\$ 143,546	\$ 135,047
Total businesses	486	4,078	12,151
Employees (est.)	2,365	31,508	80,666

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