

LAND FOR SALE

PRIME COMMERCIAL 2.18-ACRE DEVELOPMENT SITE

1690 N Expressway, Griffin, GA 30224



OFFERING SUMMARY

SALE PRICE:	\$1,235,000
AVAILABLE SF:	
LOT SIZE:	2.18 Acres
ZONING:	PCD, Planned Commercial Development
PRICE / SF:	\$13.01

PROPERTY OVERVIEW

Formerly, the property had been improved as a motel. The improvements have been removed and the site has been graded for future potential uses. With 341+/- feet of frontage on Hwy 41 and two separate entrances, great visibility and ease of access to the site create an excellent opportunity for new development.

LOCATION OVERVIEW

The 2.18-acre property is located on the east side of N Expressway (GA Highway 41), just south of Luckie Street, a primary thoroughfare linking Griffin with the city of Atlanta, Hartsfield Airport and the surrounding metro communities. This corridor experiences a heavy amount of daily traffic and uses in the area include medical offices, restaurants, shopping centers, freestanding retail stores, offices, convenience stores, etc.

PROPERTY HIGHLIGHTS

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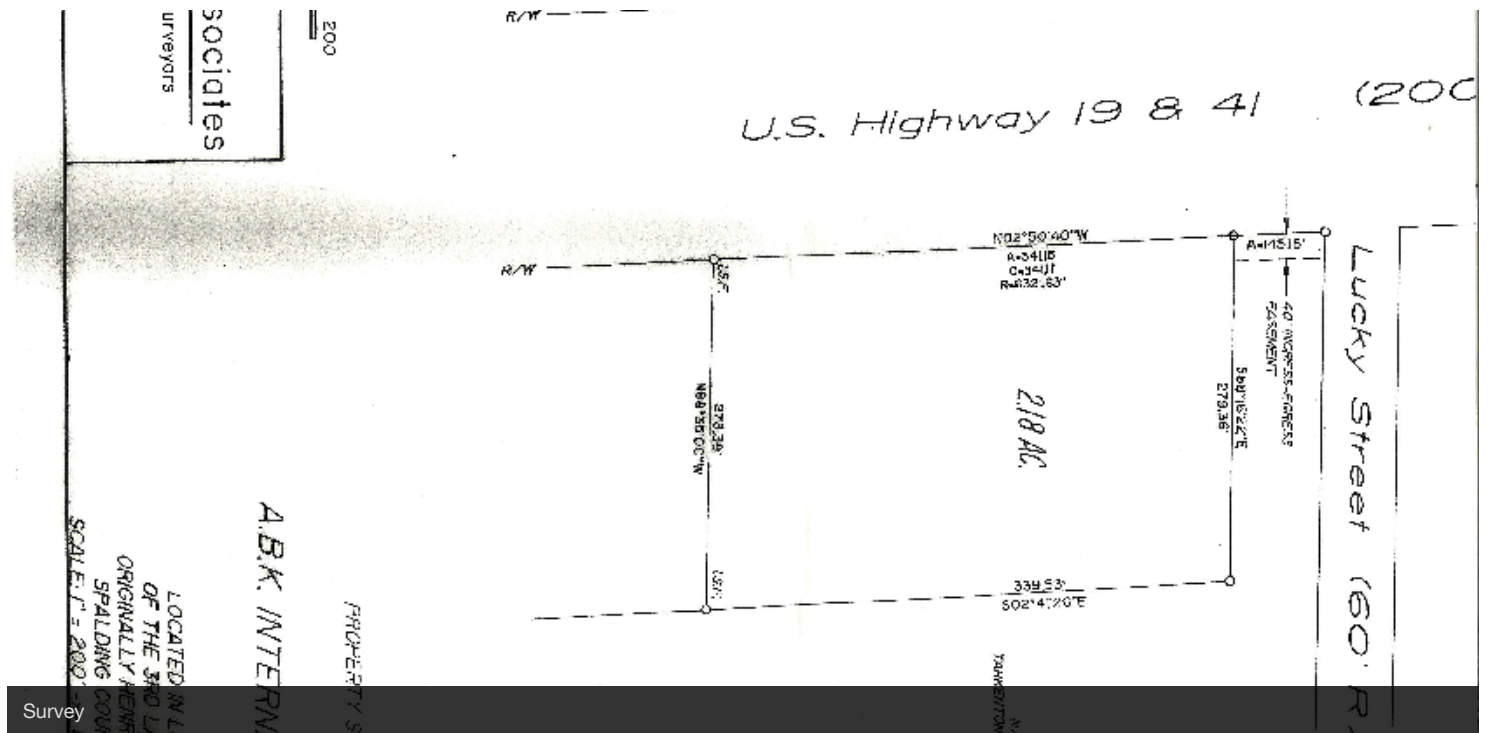
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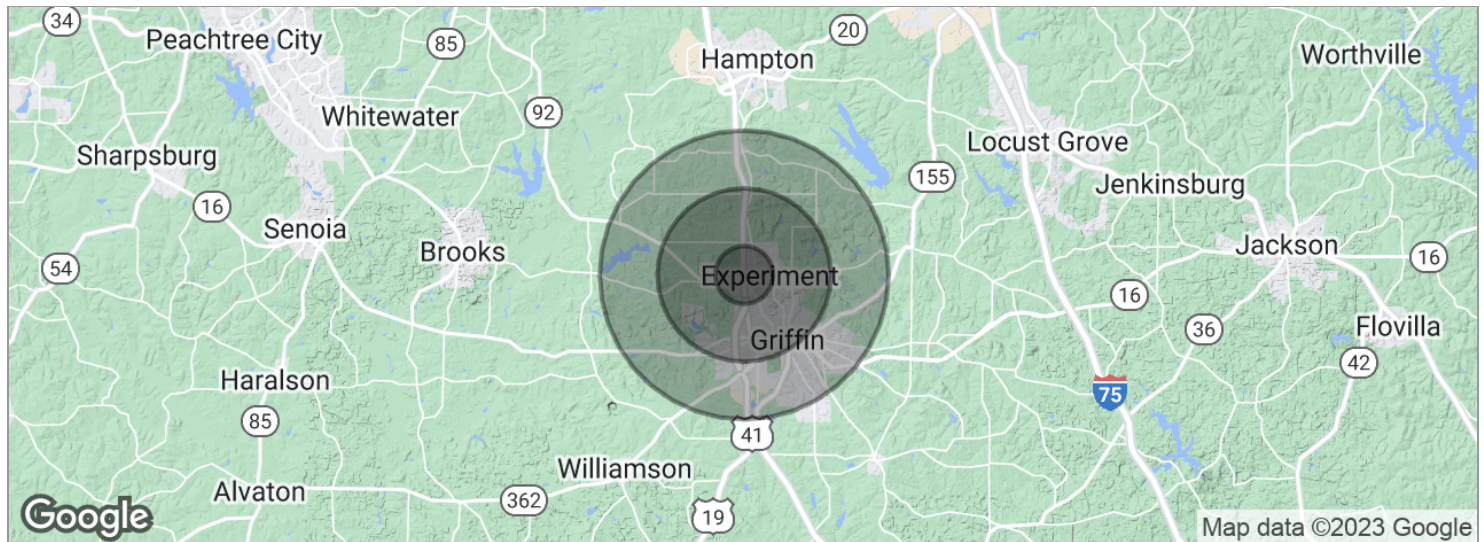
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,931	18,954	40,408
Median age	32.2	33.5	35.7
Median age (male)	31.0	31.6	33.7
Median age (Female)	33.6	35.3	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,021	6,870	14,837
# of persons per HH	2.9	2.8	2.7
Average HH income	\$38,848	\$40,656	\$46,210
Average house value		\$133,458	\$149,737

* Demographic data derived from 2020 ACS - US Census

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