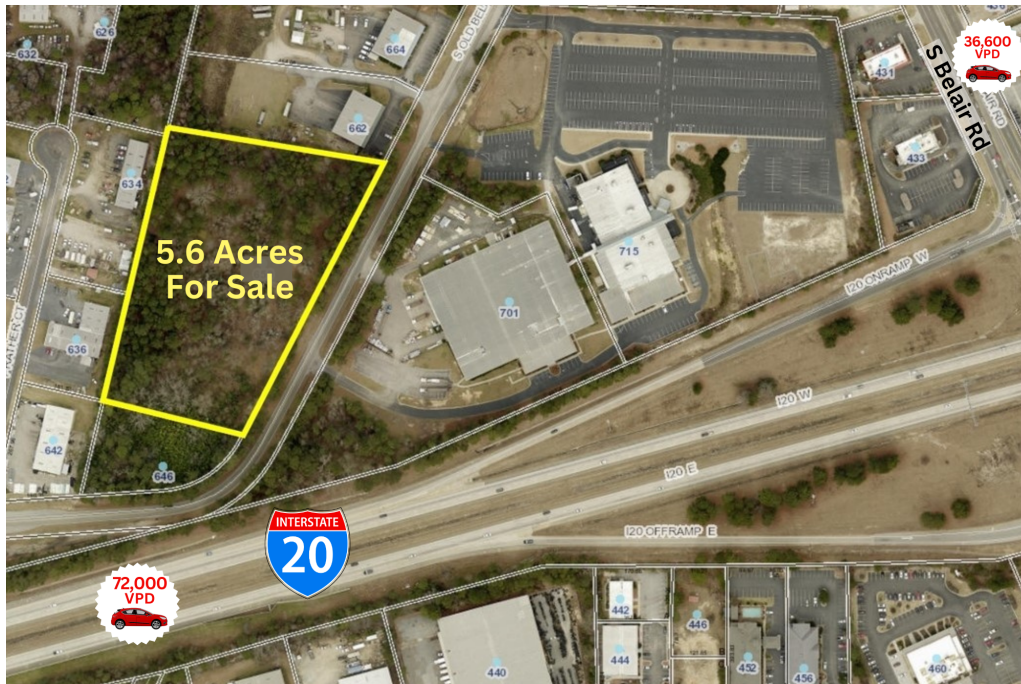


**644 S. OLD BELAIR ROAD**  
GROVETOWN, GA 30813

### PROPERTY SUMMARY



#### PROPERTY DESCRIPTION

5.6 Acres Less than One Mile From I-20 in Columbia County. Property is already Zoned M-1 Light Industrial and is Perfect for Light Industrial or Commercial Development. Great visibility and High Traffic Count at 36,600 Vehicle per Day on S. Belair Road. Water and Sewer are Available.

#### PROPERTY HIGHLIGHTS

- Zoned M-1 Light Industrial in Columbia County
- Located Less Than One Mile From I-20
- Perfect For Development
- 5.6 Acres with Water and Sewer Available

#### OFFERING SUMMARY

Sale Price:	\$1,288,000
Lot Size:	5.6 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	646	2,366	5,204
Total Population	1,577	5,831	12,736
Average HH Income	\$64,680	\$76,932	\$83,331

#### For More Information:

**Scott A. Atkins, SIOR, CCIM**

President

[scott@atkinsrealty.com](mailto:scott@atkinsrealty.com)



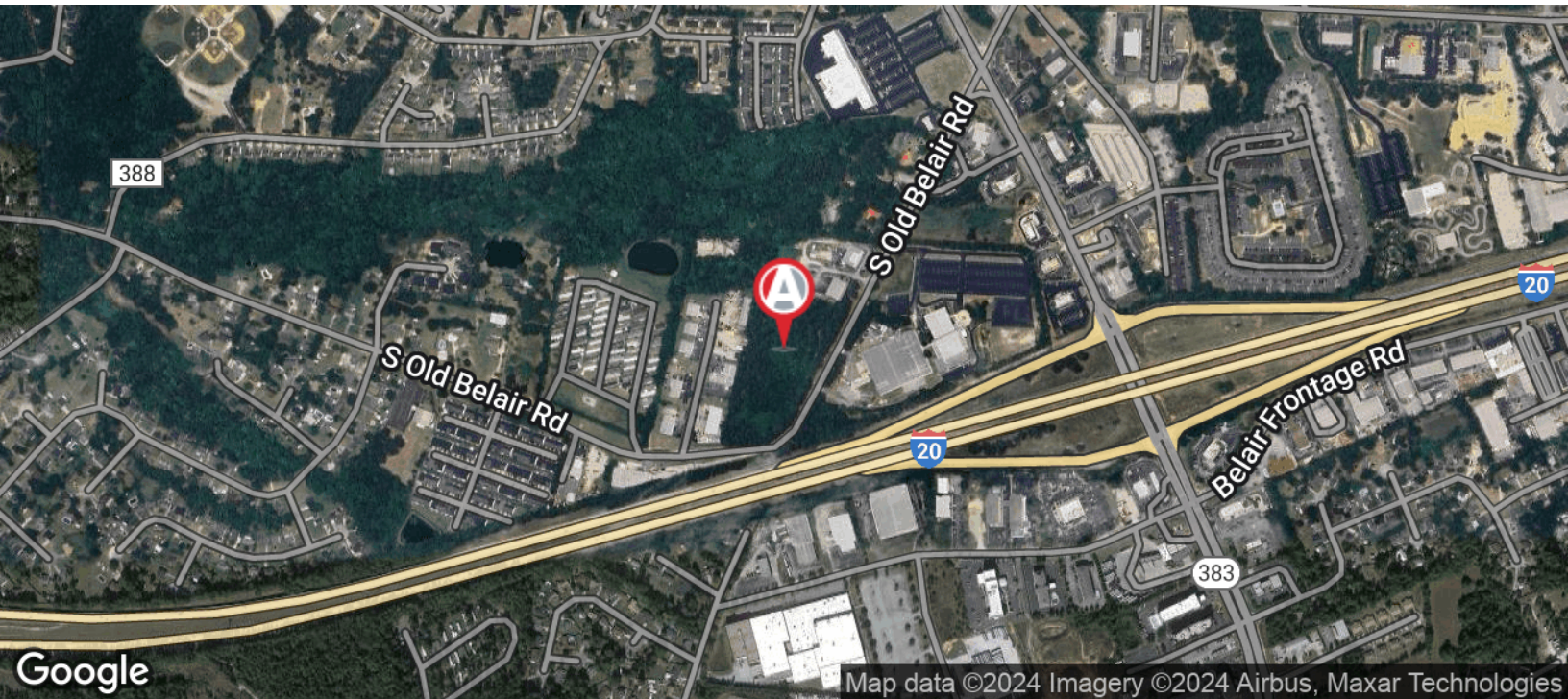
# ATKINS

COMMERCIAL PROPERTIES

COLUMBIA COUNTY LAND FOR SALE

**644 S. OLD BELAIR ROAD**  
GROVETOWN, GA 30813

## LOCATION MAP



### For More Information:

**Scott A. Atkins, SIOR, CCIM**

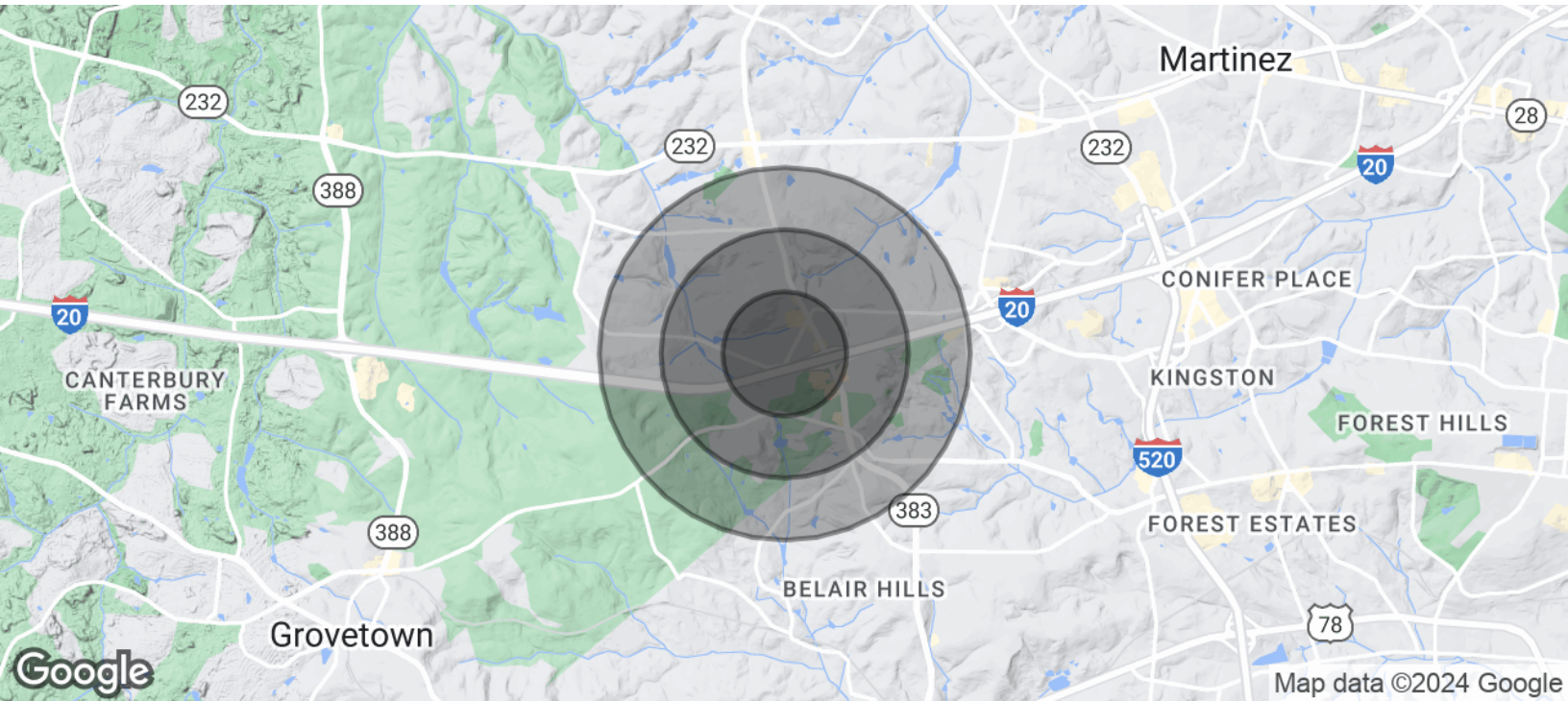
President

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**644 S. OLD BELAIR ROAD**  
GROVETOWN, GA 30813

## DEMOGRAPHICS MAP & REPORT



### POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

### 0.5 MILES

1,577

37

36

38

### 1 MILE

5,831

39

38

40

### 1.5 MILES

12,736

40

39

41

### HOUSEHOLDS & INCOME

Total Households

# of Persons per HH

Average HH Income

Average House Value

### 0.5 MILES

646

2.4

\$64,680

\$178,474

### 1 MILE

2,366

2.5

\$76,932

\$202,833

### 1.5 MILES

5,204

2.4

\$83,331

\$220,507

*Demographics data derived from AlphaMap*

**For More Information:**

**Scott A. Atkins, SIOR, CCIM**

President

[scott@atkinsrealty.com](mailto:scott@atkinsrealty.com)

