

LAND FOR SALE

King Industrial
Realty, Inc.



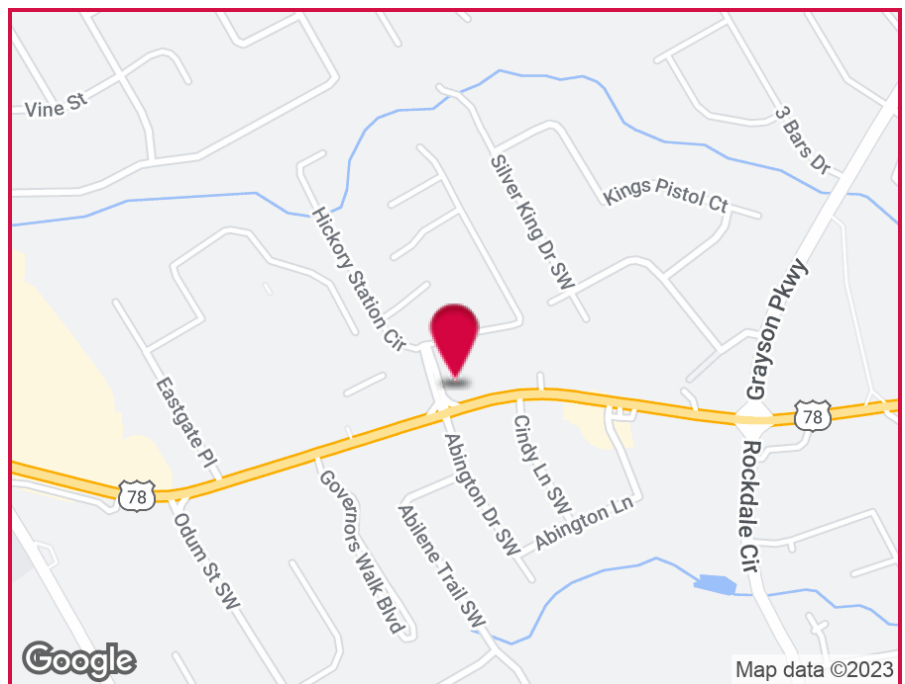
2045-2075 Main Street, Snellville, GA 30078

OFFERING SUMMARY

Lot Size: 3.4 Acres

PROPERTY HIGHLIGHTS

- Zoned BG-City of Snellville
- Traffic Count 44,100/Day (Information Provided by GDOT)
- Level Topography
- Mostly Cleared
- Red Light Corner



For More Information Contact:

JASON MCCART, SIOR

Senior Vice President

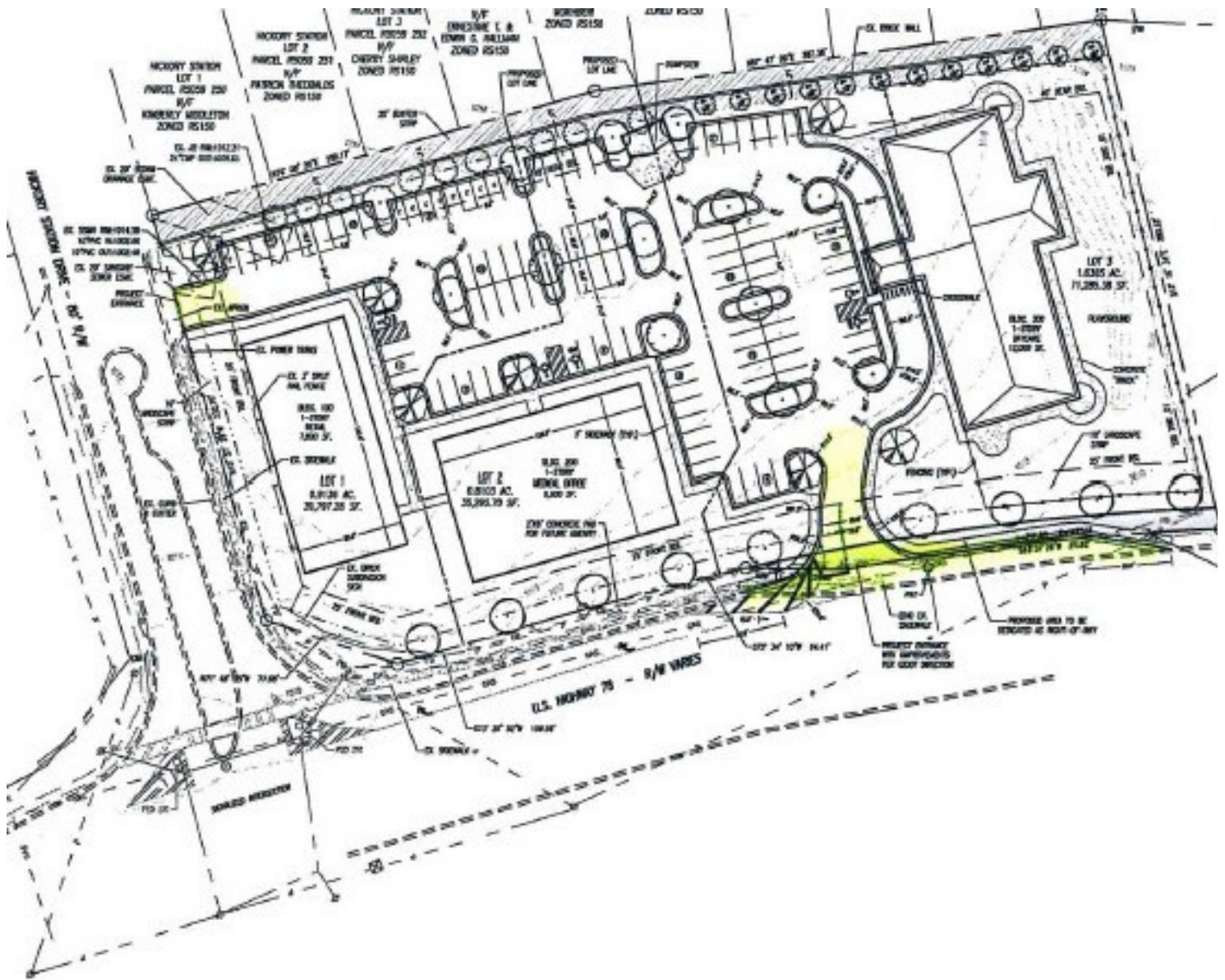
770.601.5451

jmccart@kingindustrial.com

LAND FOR SALE

2045-2075 Main Street Snellville, GA 30078

King Industrial
Realty, Inc.



Conceptual Office Site Plan

For More Information Contact:

JASON MCCART, SIOR

Senior Vice President

770.601.5451

jmccart@kingindustrial.com

KING Industrial
Realty, Inc.



jmccart@kingindustrial.com

LAND FOR SALE

2075 Main Street, Snellville, GA 30078



Address: 2045, 2055, 2065, 2075 Main Street E, Snellville, GA 30078

Acres: 3.42+/- Acres

Zoning: B-G (General Business District)

Price: Please call for pricing

This site is in an excellent location at a signalized intersection with a deceleration lane in place. There are four parcels included in this sale and they each have frontage along busy Highway 78. The site is located just over a mile from the high-traffic intersection of Highway 78 and Highway 124. This land's high traffic counts and frontage along Highway 78 make it a great investment!



For More Information Contact:

JASON MCCART, SIOR

Senior Vice President

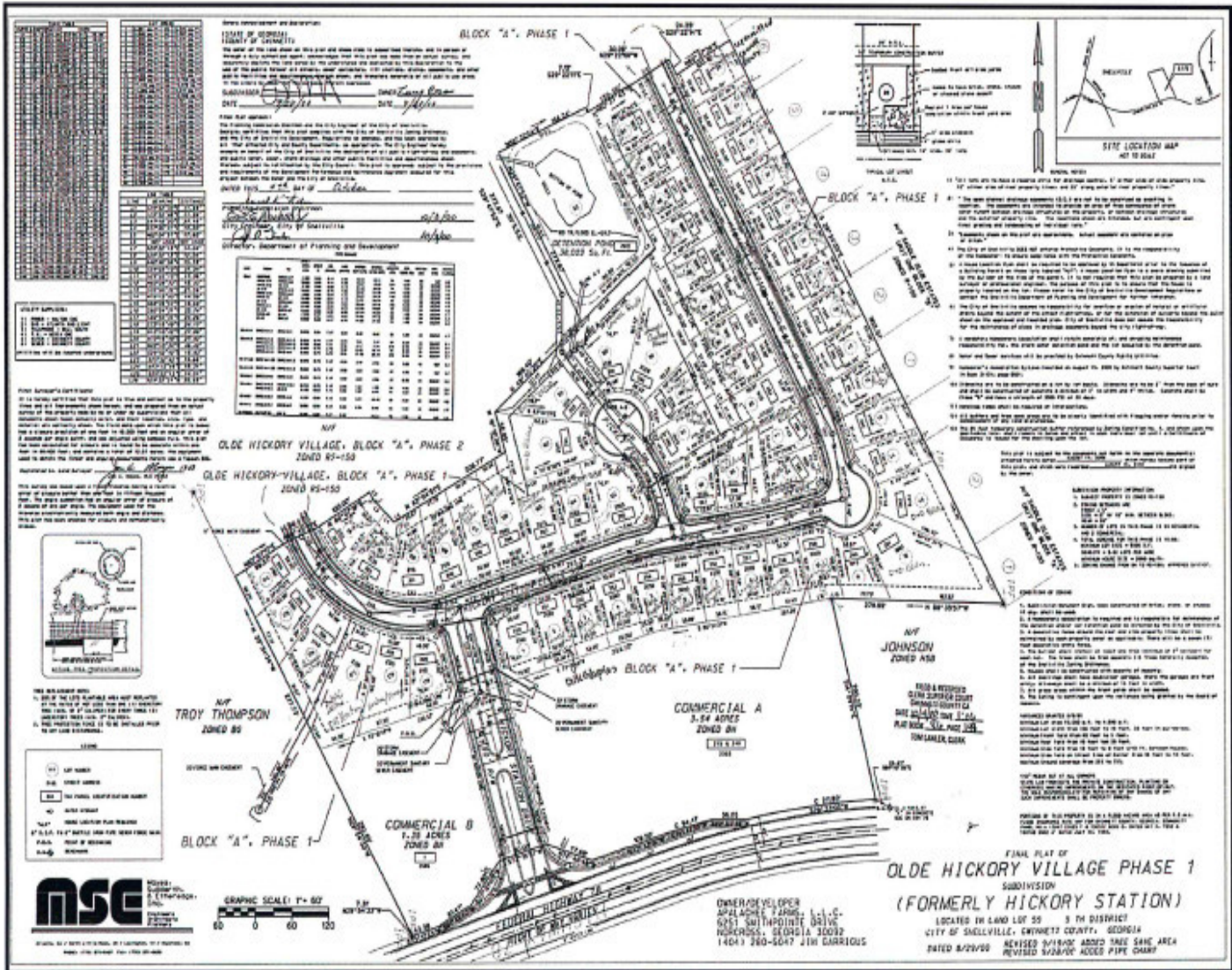
770.601.5451

jmccart@kingindustrial.com

LAND FOR SALE

2075 Main Street, Snellville, GA 30078

King Industrial Realty, Inc.



For More Information Contact:

JASON MCCART, SIOR

Senior Vice President

770.601.5451

jmccart@kingindustrial.com

LAND FOR SALE

2075 Main Street, Snellville, GA 30078

KING Industrial
Realty, Inc.



Map data ©2022 Imagery ©2022 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

For More Information Contact:

JASON MCCART, SIOR

Senior Vice President

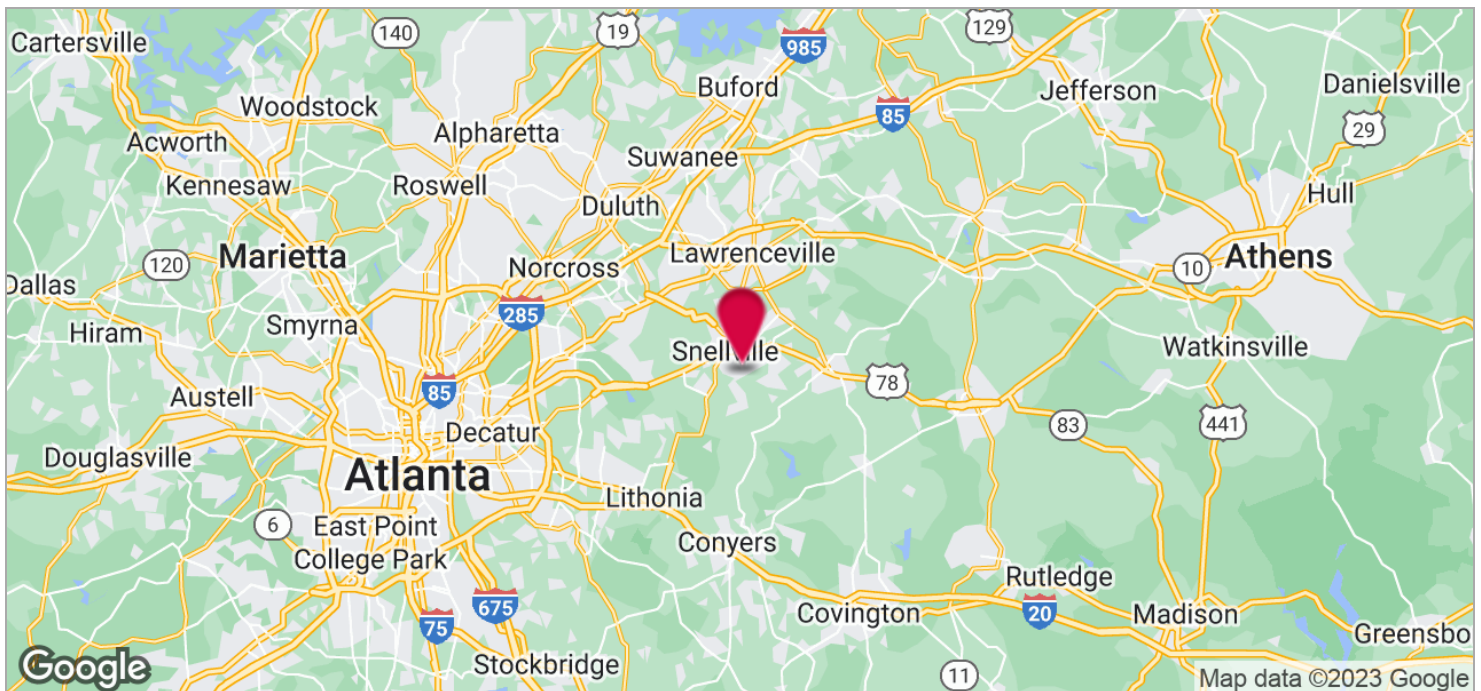
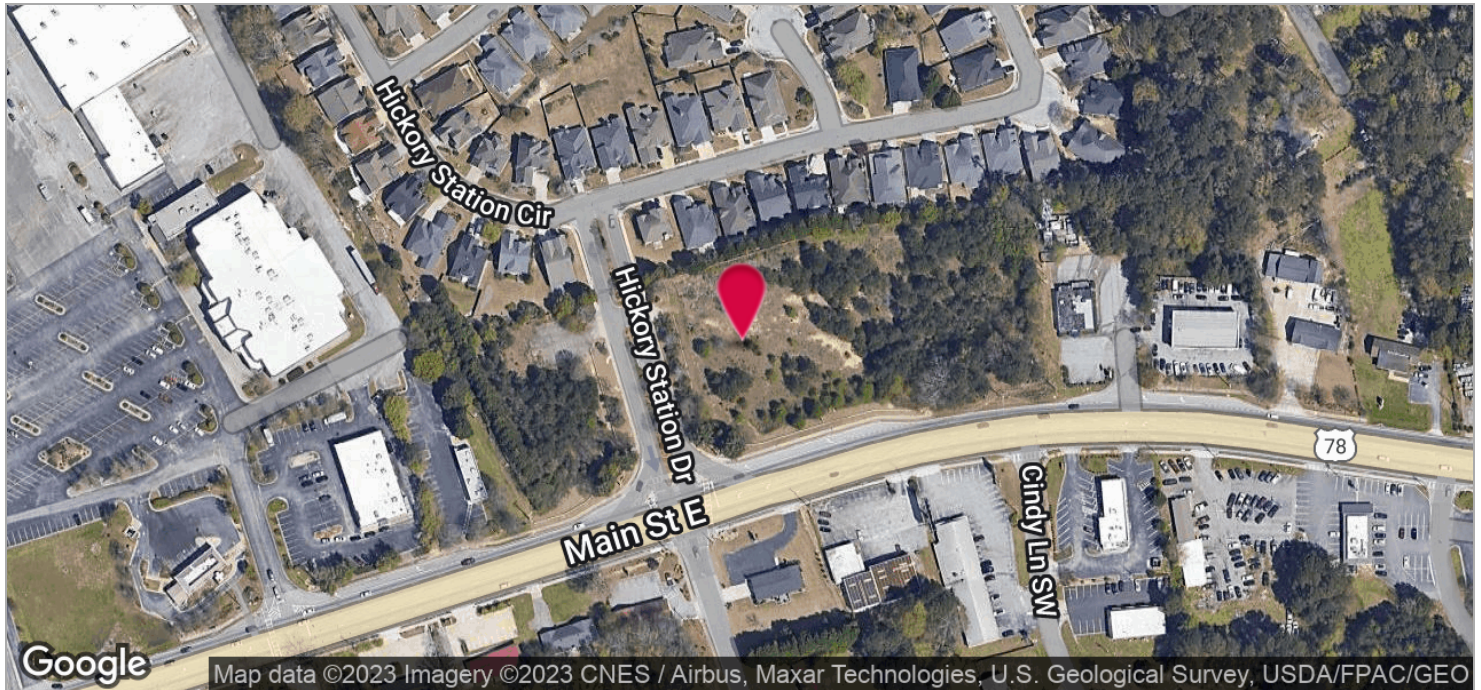
770.601.5451

jmccart@kingindustrial.com

LAND FOR SALE

2045-2075 Main Street Snellville, GA 30078

KING Industrial
Realty, Inc.



Map data ©2023 Google
For More Information Contact:

JASON MCCART, SIOR

Senior Vice President

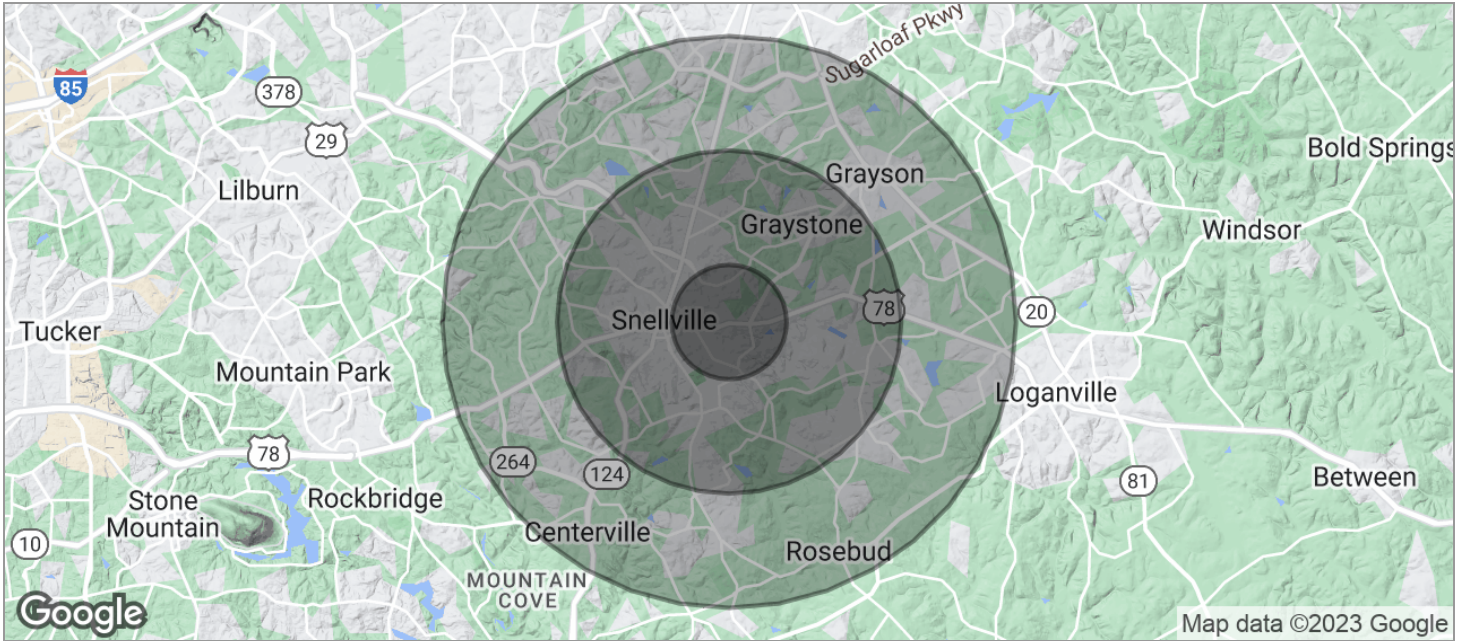
770.601.5451

jmccart@kingindustrial.com

LAND FOR SALE

2045-2075 Main Street Snellville, GA 30078

KING Industrial
Realty, Inc.



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,117	49,086	139,119
MEDIAN AGE	38.1	37.8	36.2
MEDIAN AGE (MALE)	37.8	37.2	35.1
MEDIAN AGE (FEMALE)	38.3	38.3	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,029	16,644	46,018
# OF PERSONS PER HH	3.0	2.9	3.0
AVERAGE HH INCOME	\$83,208	\$82,260	\$82,462
AVERAGE HOUSE VALUE	\$195,216	\$221,786	\$230,253
RACE	1 MILE	3 MILES	5 MILES
% WHITE	65.0%	61.2%	57.2%
% BLACK	27.2%	30.5%	31.4%
% ASIAN	4.2%	3.9%	6.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.2%	0.3%
% OTHER	2.0%	2.5%	3.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	5.8%	6.8%	8.0%

* Demographic data derived from 2020 ACS - US Census

For More Information Contact:

JASON MCCART, SIOR

Senior Vice President

770.601.5451

jmccart@kingindustrial.com