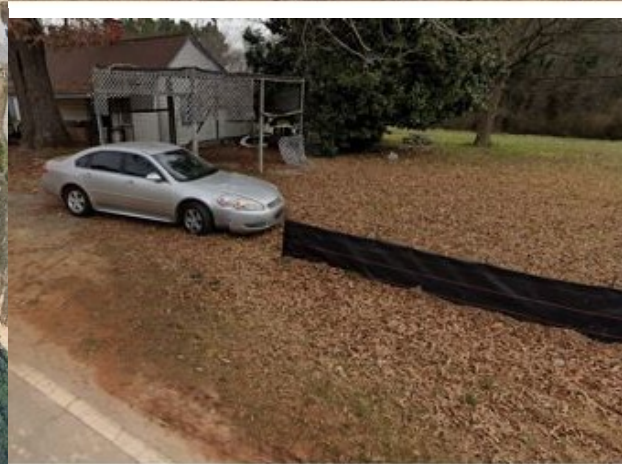


Commercial Land For Sale

4454 Grant Road, Ellenwood, Georgia

1.50 Acre Lot

Offered at \$500,000



Nearest Metropolitan Statistical Area: Atlanta, GA Metro Area

Nearest Interstate: I-675

Nearest Major Highways: Anvalblock and Boldercrest

TRAFFIC COUNT:

Anvalblock 2018 12,298

Boldercrest 2022 17,223

Demographics: 1 Mile 3 Mile

Population 1,916 39,239

Households 625 13,272

Median Age 34.20 35.40

Median HH Income \$65,514 \$63,976

Daytime Employees 2,065 14,436

Population Growth '23 - '28 1.93% up 1.36% up

Household Growth '23 - '28 1.92% up 1.33% up

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4454 Grant Road, Ellenwood, Georgia

1.50 Acre Lot

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ZONED MU / PUD Commercial Mixed Use

This property offers a rare opportunity for commercial developers seeking a tract of land for a commercial project.

Major Features

- This property is surrounded by industrial sites.
- The property is already zoned for your project.
- It is near major commercial shopping.
- The site is unique in that it lies at the convergence of Interstate I-675 and Anvalblock and Boldercrest Roads.

John L Davis

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