

1600 Candler Rd

1600 Candler Rd, Gainesville, GA 30507



Property Description

Opportunity to acquire ±5.97 acres of light industrial land in one of Hall County's most active industrial corridors. Located along Candler Road, this property offers ±381 feet of road frontage in a well-established industrial corridor.

Property Highlights

- ±5.97 acres zoned Light Industrial (Hall County)
- ±381 feet of frontage on busy Candler Road
- Approximately ±1 acre currently usable; additional acreage may be improved with grading
- Ideal for outdoor storage, assemblage, or future development
- Located in an established industrial corridor
- Rare availability of pre-zoned industrial land in Hall County

Offering Summary

Sale Price:	\$895,000
Lot Size:	5.97 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	6	17	75
Total Population	38	98	384
Average HH Income	\$77,895	\$77,895	\$79,216

Presented By:

Jon Elliott

770.988.6383

Commercial Sales Associate

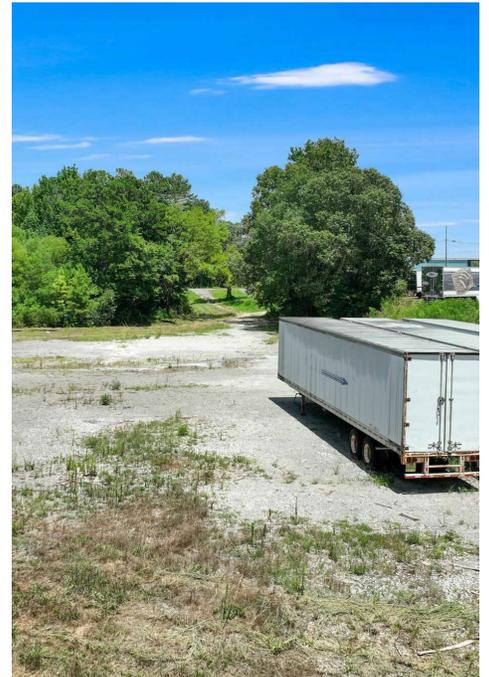
jon@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

1600 Candler Rd

1600 Candler Rd, Gainesville, GA 30507



Presented By:

Jon Elliott

770.988.6383

Commercial Sales Associate

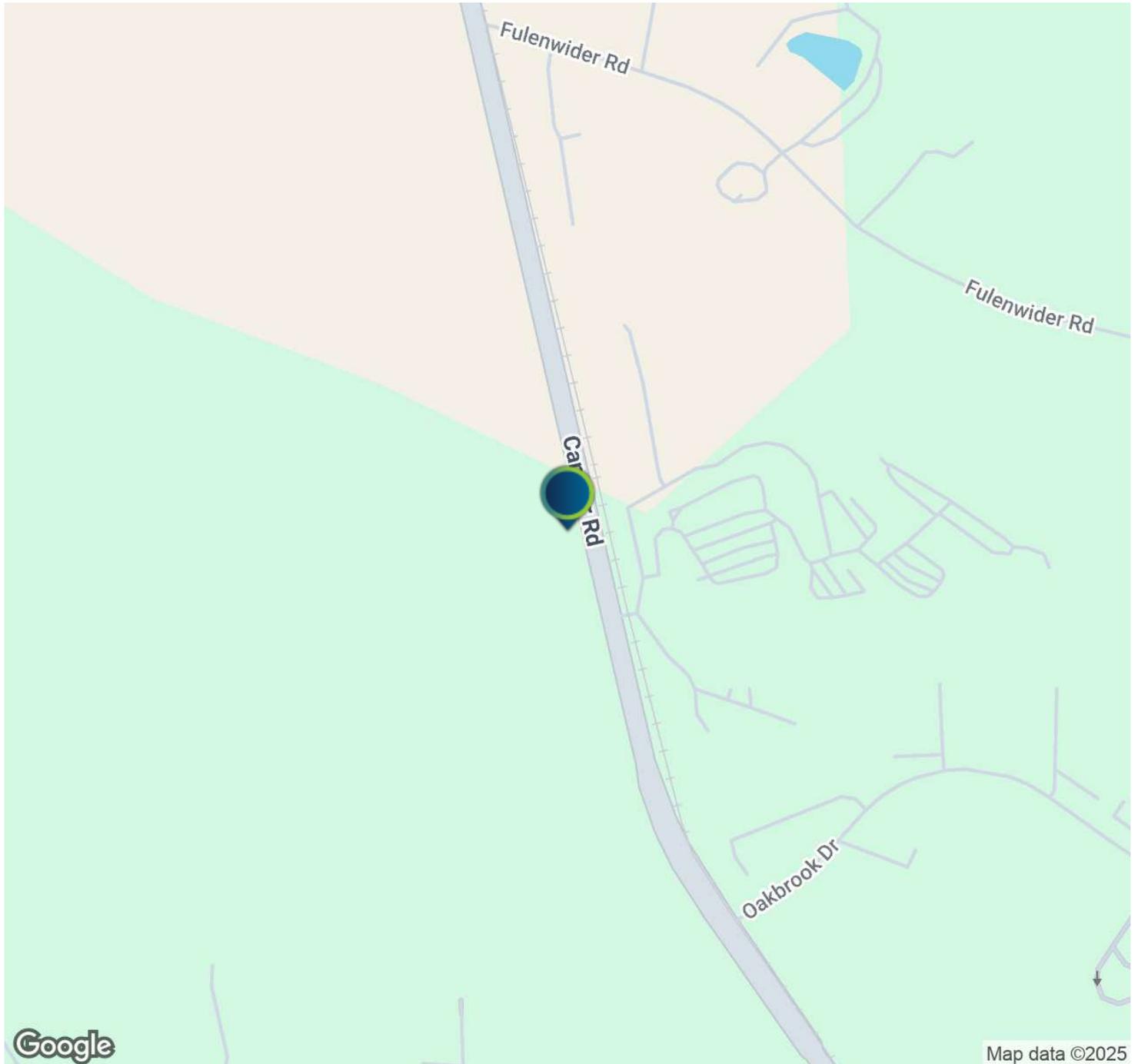
jon@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

1600 Candler Rd

1600 Candler Rd, Gainesville, GA 30507



Presented By:

Jon Elliott

770.988.6383

Commercial Sales Associate

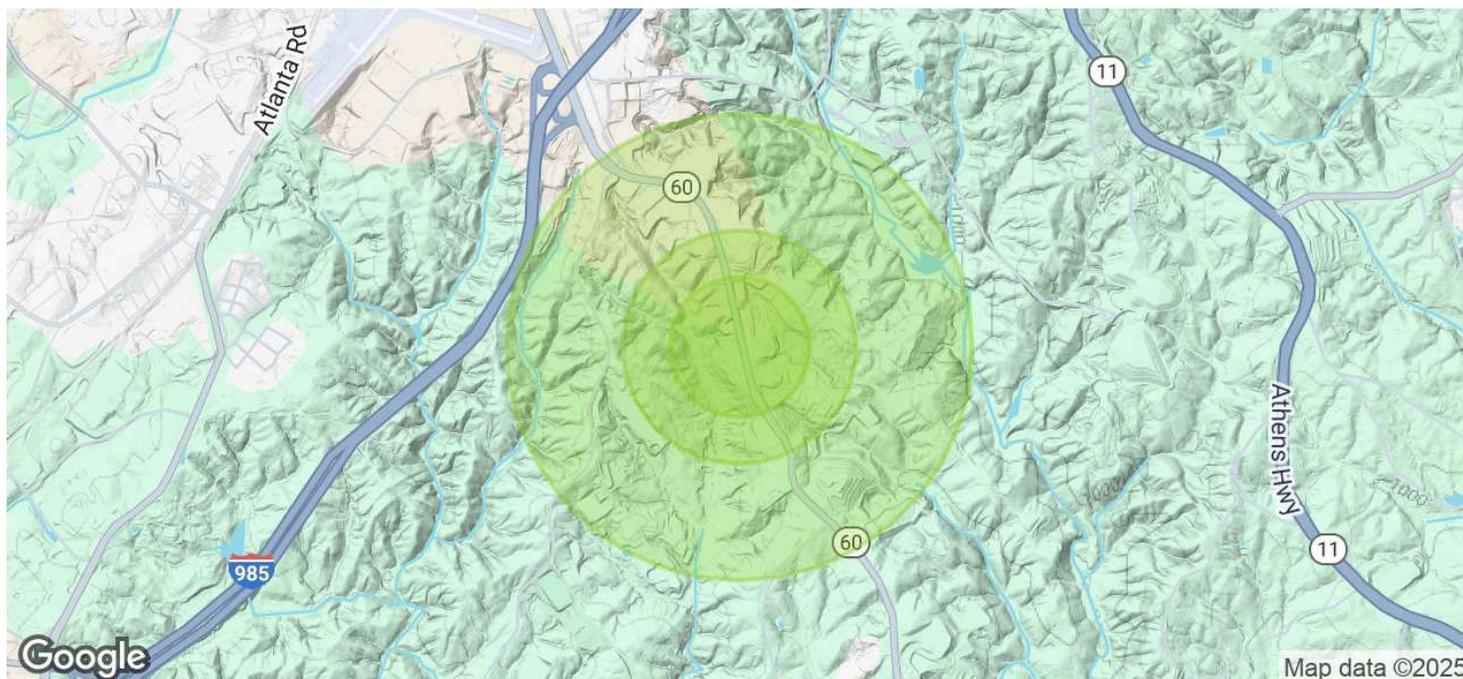
jon@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

1600 Candler Rd

1600 Candler Rd, Gainesville, GA 30507



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	38	98	384
Average Age	33	33	33
Average Age (Male)	33	33	33
Average Age (Female)	33	33	34

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	6	17	75
# of Persons per HH	6.3	5.8	5.1
Average HH Income	\$77,895	\$77,895	\$79,216
Average House Value	\$238,259	\$238,259	\$249,701

Demographics data derived from AlphaMap

Presented By:

Jon Elliott

770.988.6383

Commercial Sales Associate

jon@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com