

## Property Details

This commercial land lot is a prime opportunity for any business looking for a strategic location with excellent visibility and accessibility. This lot offers unparalleled convenience and exposure for your business.

In addition to its strategic location and pad-ready status, this commercial land lot boasts excellent visibility.

## Land Specs

Price	750,000
Price Per SF	\$9.57
Property Type	Commercial
Lot Size	78,408 FT
Acres	1.8
Zoning	GVUV
Parking	94 Spaces

## Location Details

Situated near I-20, one of the busiest highways in the region.

367 ft of road frontage on Iris Drive.

In a high-traffic area with great exposure to passing motorist.

Part of the Gateway Village District, which has a growing market demand for commercial and mixed-use development.



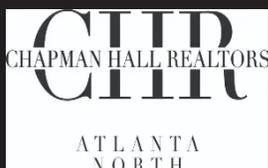
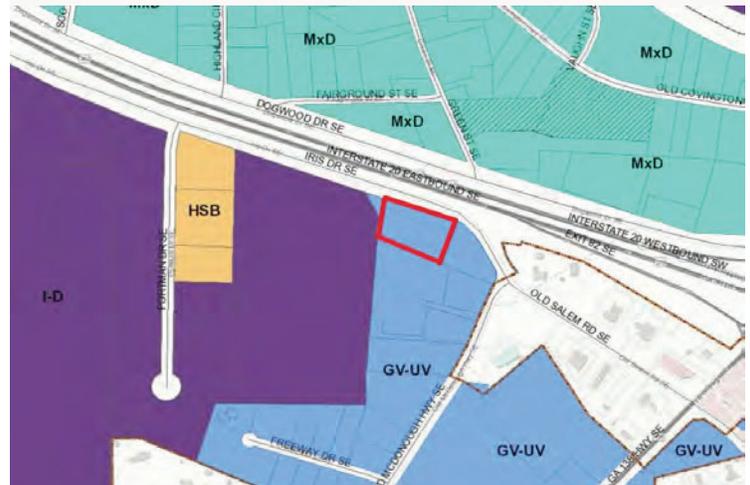
## Demographics

Household Income - \$55,164

Absolute Population - 17,913

## Highlights

- Pad Ready
- All Utilities on Site
- Strong presence in a thriving area
- Commercial and retail businesses near by



Chapman Hall Realtors Atlanta North

Debra Cohen Johnson  
Realtor®

Commercial Advisory &  
Transaction

Cell: 678.790.9675

dcjrealtor4all@gmail.com

Chapman Hall, Realtors / Realty®  
Atlanta North  
Kennesaw GA 30014

Office: 404.915.5268

https://  
www.chapmanhallrealtorsatlantanorth.com/