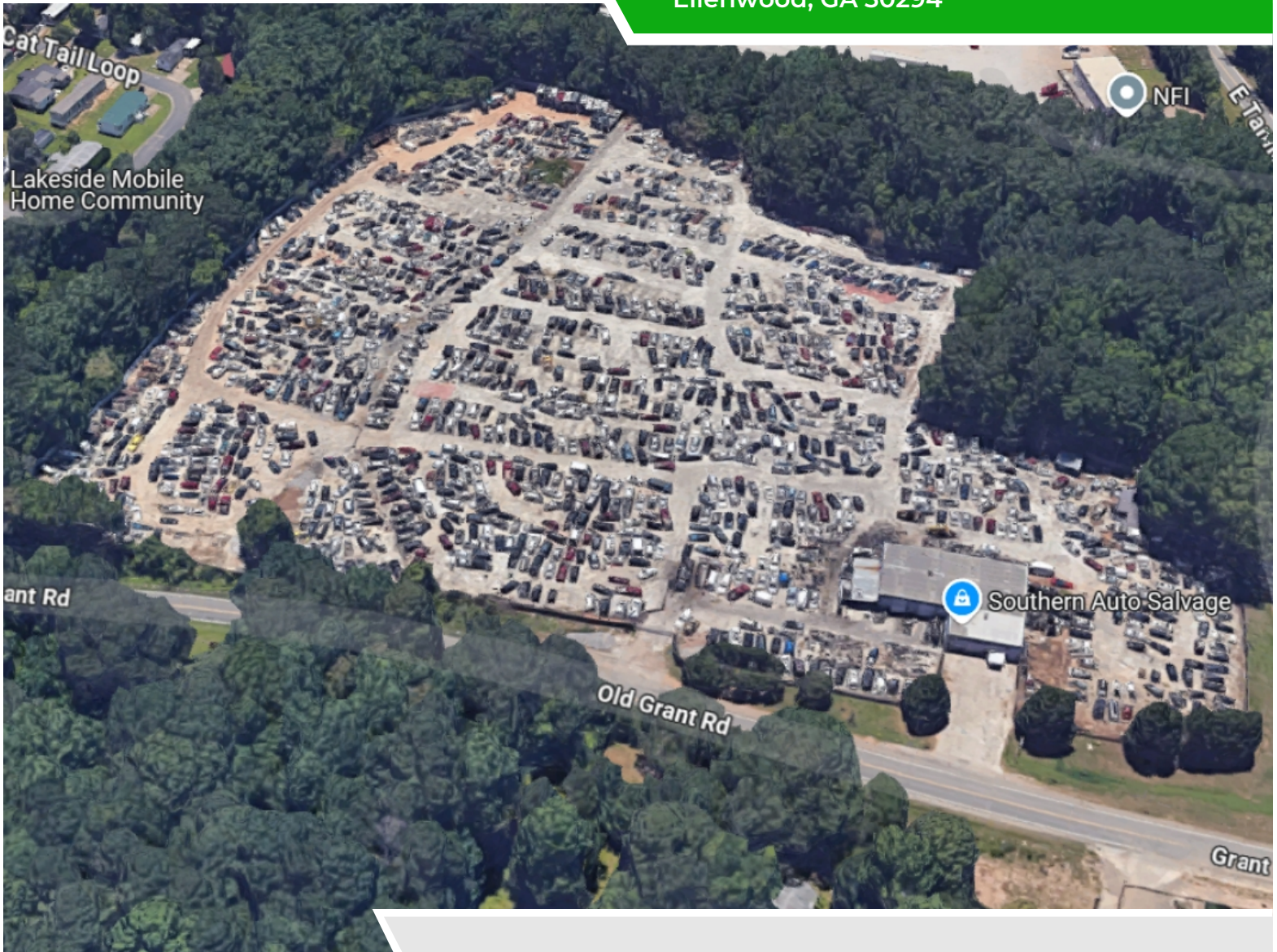


**3623
GRANT RD**

3623 Grant Rd
Ellenwood, GA 30294



Chris Springfield
CBI, PMP, REALTOR
Springfield Strategies
404.919.9868
License: 383338
chris.springfield@springfieldstrategies.com

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3623
Grant Rd

3623 Grant Rd
Ellenwood, GA 30294



PROPERTY INFORMATION

Undisclosed

Property Address
3623 Grant Rd
Ellenwood, GA 30294

Property Size
4 Units

Land Size
10.53 Acres

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .





PROPERTY OVERVIEW

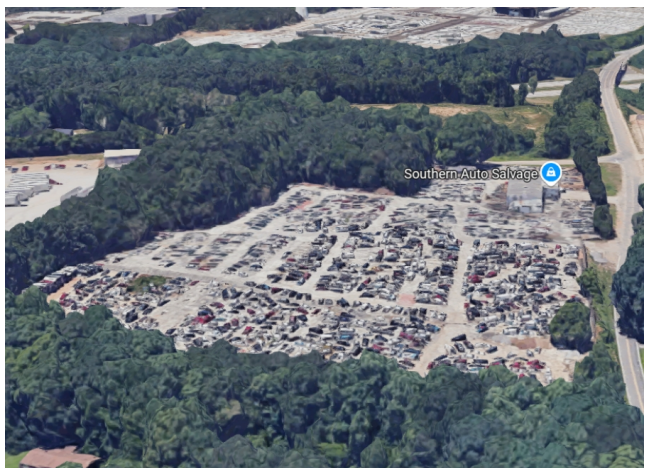
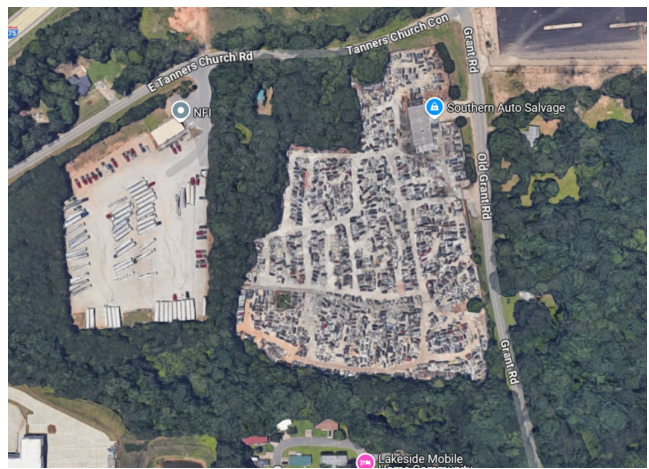
Discover a premier industrial investment at 3623 Grant Rd, Ellenwood, GA. This 4 parcel 10.53 Acre assemblage is strategically positioned in a rapidly expanding industrial hub, offering unparalleled access to major transportation routes and logistics centers. Currently, the property operates as an auto salvage facility but is prime for conversion to IOS or other higher uses. All vehicles will be removed prior to closing.

3623

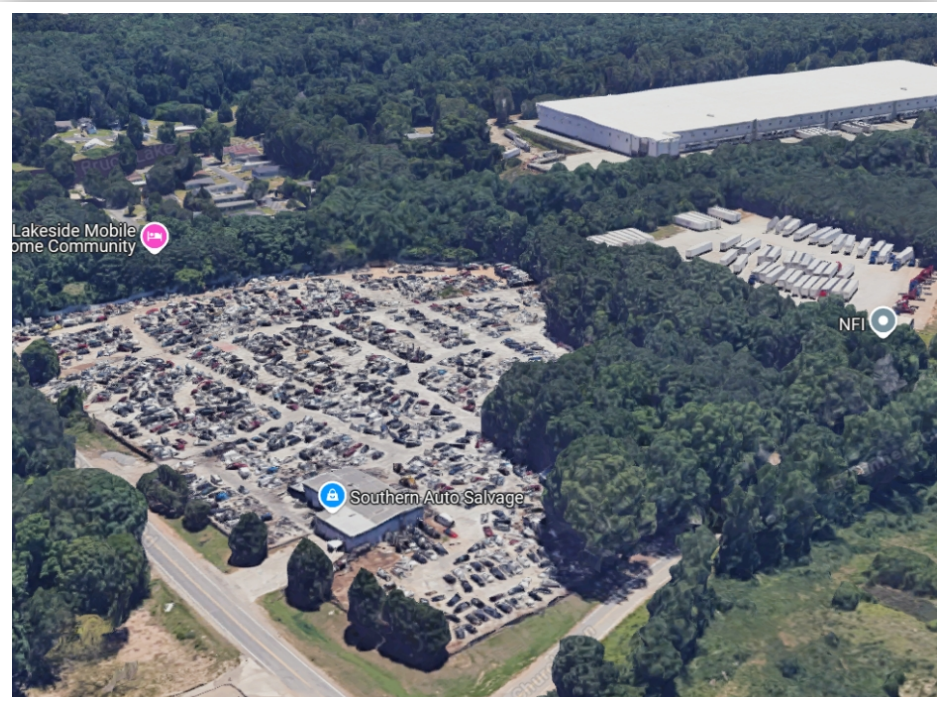
GRANT RD

3623 Grant Rd
Ellenwood, GA 30294

PROPERTY PHOTOS



PROPERTY PHOTOS



3623

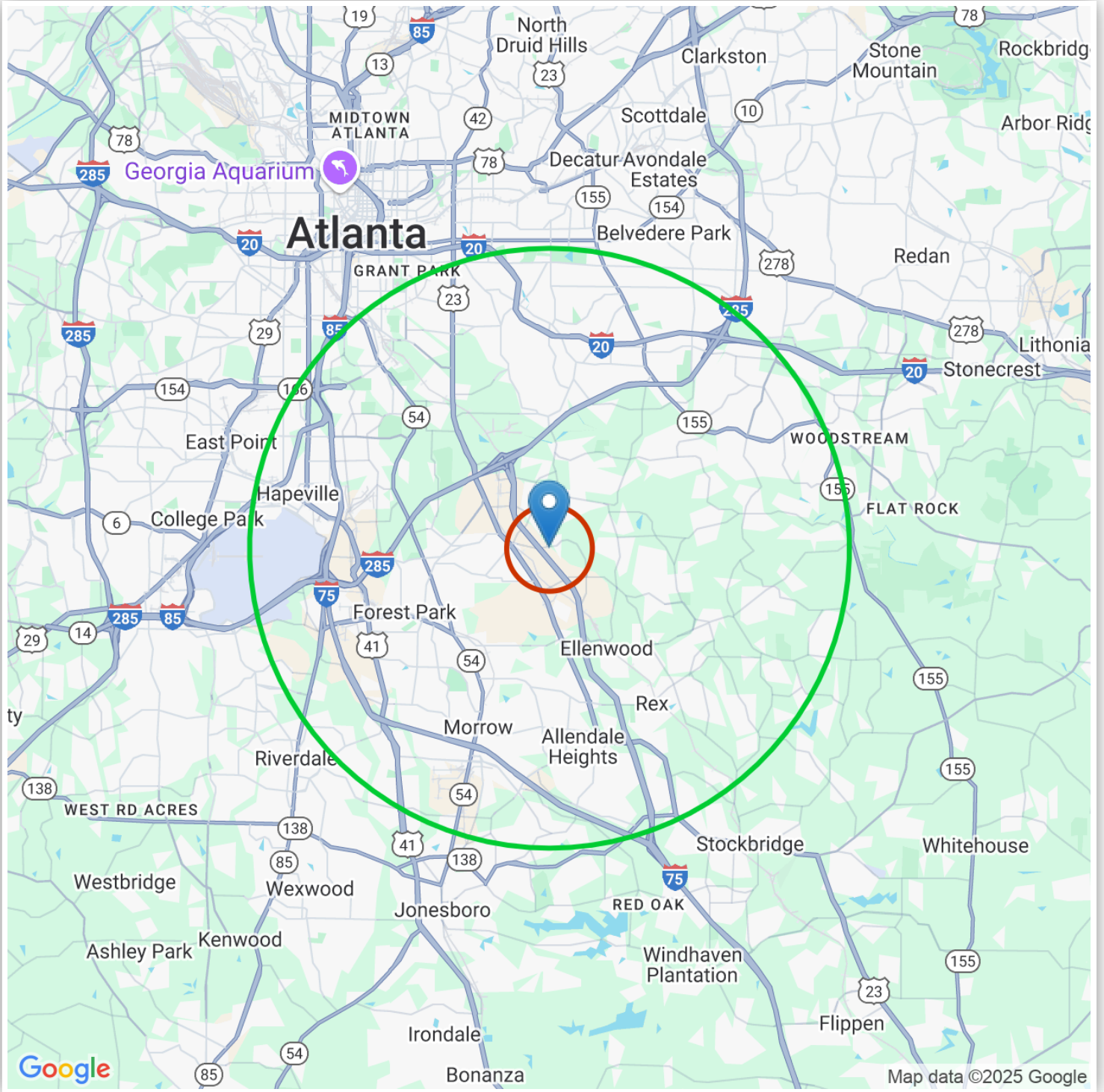
GRANT RD



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LOCATION/STUDY AREA MAP (RINGS: 1, 7 MILE RADIUS)



Chris Springfield
CBI, PMP, REALTOR
Springfield Strategies
404.919.9868
License: 383338
chris.springfield@springfieldstrategies.com
www.springfieldstrategies.com

INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

4,343
Population

37.1 Median Age

3.01
Average Household Size

1,398
Total Households

EDUCATION

8.36%

No High School Diploma

8.29%

High School Graduate

16.58%

Some College

24.38%

Bachelor's/ Grad

BUSINESS

84
Total Businesses

1,676
Total Employees

EMPLOYMENT

105
Manufacturing Employees

165
Retail Trade Employees

52
Eating & Drinking Employees

24
Finance/Ins/Real Estate Emp

4.2% Unemployment Rate

INCOME

\$90,151
Median Household Income

\$30,830
Per Capita Income

\$227,898
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (33.29%) ■

The smallest group : \$200,000+ (2.91%) ■

Indicator	Value(%)	
< \$15,000	9.22	■
\$15,000 - \$24,999	8.39	■
\$25,000 - \$34,999	4.51	■
\$35,000 - \$49,999	8.18	■
\$50,000 - \$74,999	8.6	■
\$75,000 - \$99,999	16.44	■
\$100,000 - \$149,999	33.29	■
\$150,000 - \$199,999	8.46	■
\$200,000+	2.91	■



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Chris Springfield
CBI, PMP, REALTOR
Springfield Strategies
404.919.9868
License: 383338
chris.springfield@springfieldstrategies.com
www.springfieldstrategies.com

INFOGRAPHIC: KEY FACTS (RING: 7 MILE RADIUS)

KEY FACTS

326,884
Population

36.7 Median Age

2.64
Average Household Size

118,356
Total Households

EDUCATION

6.95%
No High School Diploma

10.34%
High School Graduate

17.88%
Some College

17.44%
Bachelor's/ Grad

BUSINESS

9,042
Total Businesses

104,964
Total Employees

EMPLOYMENT

4,516
Manufacturing Employees

23,557
Retail Trade Employees

9,256
Eating & Drinking Employees

3,569
Finance/Ins/Real Estate Emp

6% Unemployment Rate

INCOME

\$61,869
Median Household Income

\$32,178
Per Capita Income

\$107,277
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (18.21%) ■

The smallest group : \$200,000+ (5.76%) ■

Indicator	Value(%)	
< \$15,000	10.7	■
\$15,000 - \$24,999	7.1	■
\$25,000 - \$34,999	7.96	■
\$35,000 - \$49,999	13.85	■
\$50,000 - \$74,999	18.21	■
\$75,000 - \$99,999	13.69	■
\$100,000 - \$149,999	15.33	■
\$150,000 - \$199,999	7.38	■
\$200,000+	5.76	■



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INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

4,343 Population	1,442 Households	37.1 Median Age
3.01 Avg Size Household	\$90,151 Median Household Income	\$273,248 Median Home Value
64 Wealth Index	129 Housing Affordability	49.9 Diversity Index

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

0.51%



2024-2029
Forecasted
Growth Rate

1.23%





Household
Population

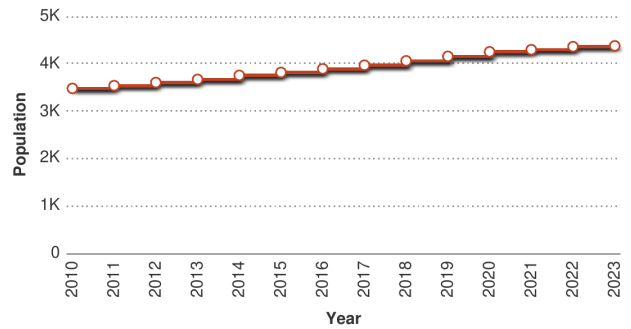
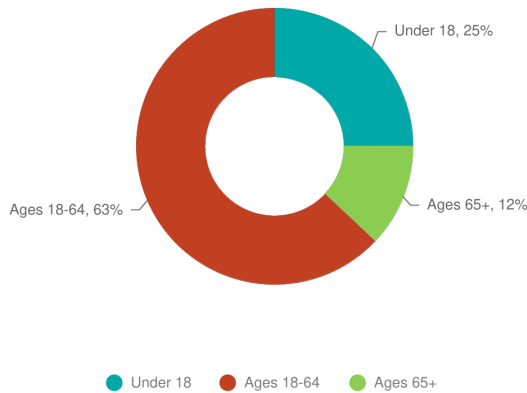
4,628



Population
Density

1,474

POPULATION BY AGE



DAYTIME POPULATION



4,603
2024 Total Daytime Population



2,019
2024 Daytime Pop: Residents




2,584
2024 Daytime Pop: Workers




1,466
2024 Daytime Pop Density


POPULATION BY GENERATION




2.16%
Greatest Gen: Born
1945/Earlier




16.12%
Baby Boomer: Born
1946 to 1964




22.27%
Generation X: Born
1965 to 1980



23.9%
Millennial: Born 1981
to 1998

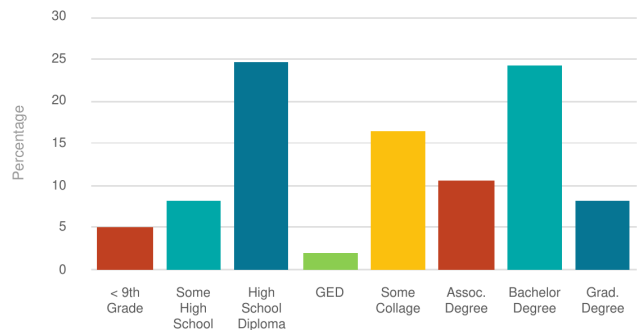


25.26%
Generation Z: Born
1999 to 2016



10.29%
Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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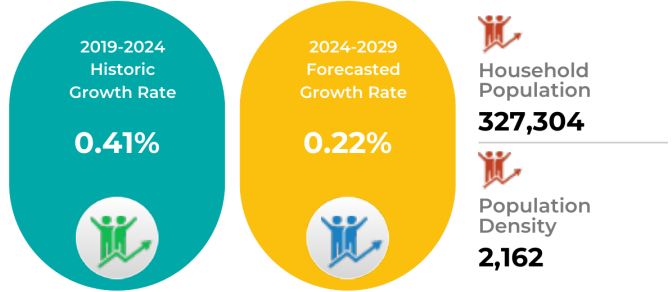
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INFOGRAPHIC: POPULATION TRENDS (RING: 7 MILE RADIUS)

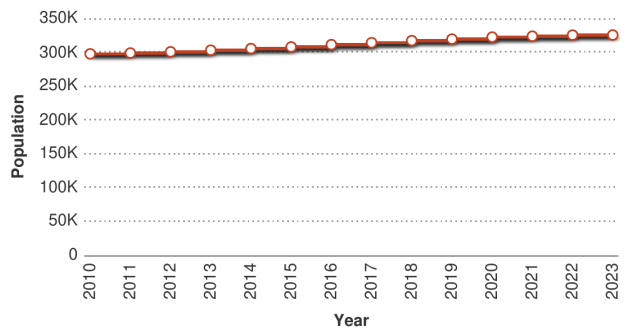
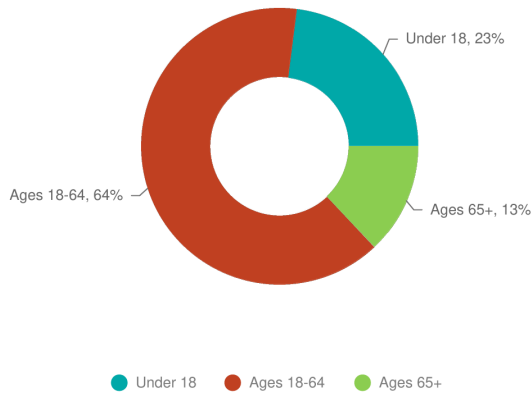
POPULATION TRENDS AND KEY INDICATORS 7 Miles Ring

326,884 Population	122,014 Households	36.7 Median Age
2.64 Avg Size Household	\$61,869 Median Household Income	\$267,038 Median Home Value
63 Wealth Index	90 Housing Affordability	57.3 Diversity Index

HISTORICAL & FORECAST POPULATION



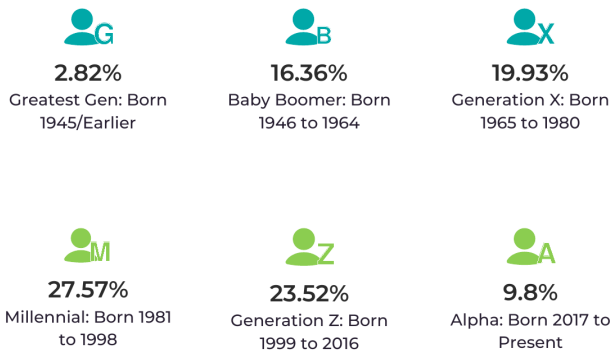
POPULATION BY AGE



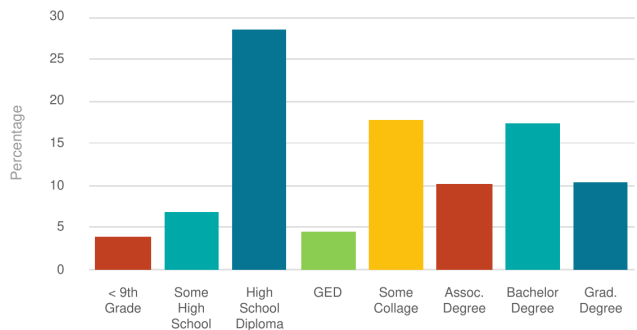
DAYTIME POPULATION



POPULATION BY GENERATION



POPULATION BY EDUCATION



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www.springfieldstrategies.com



Chris Springfield, CBI, PMP, REALTOR

Phone: 404.919.9868

Email: chris.springfield@springfieldstrategies.com

License: 383338



CONTACT



404.919.9868



chris.springfield@springfieldstrategies.com



2400 Herodian Way SE, Suite 220
Smyrna, GA, 30080, United States