



**2470 & 2480  
FOREST  
PKWY**  
ELLENWOOD,  
GA 30294

**IOS For Sale / Lease  
6,955+/- SF Shop on 3.69+/- Acres**

**TOMMY BARROW**

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FOR  
SALE/LEASE  
6,955+/- SF  
3.69+/- ACRES

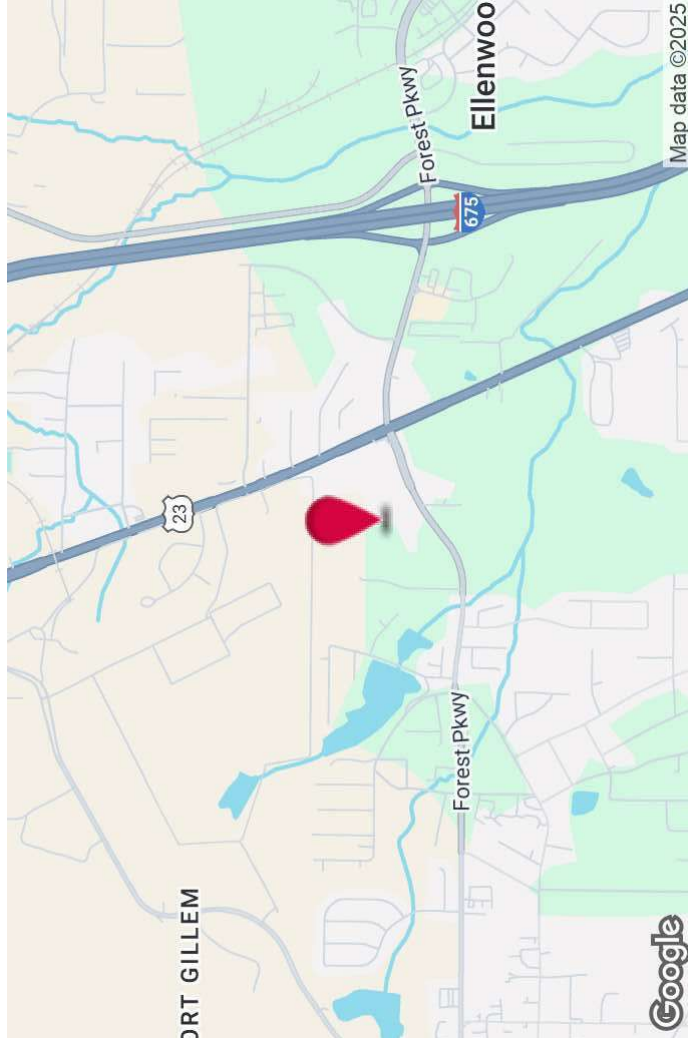


### PROPERTY HIGHLIGHTS

- 1,500+/- SF Office Space
- 8 Oversized Drive-In Doors
- Industrial Oustside Storage
- Truck Maintenance Shop
- Graveled & Flat Topography
- Less than 1 Mile to I-675 Exit 5
- Less than 1/2 Mile to Moreland Ave

### OFFERING SUMMARY

Available SF:	6,955 SF
Lot Size:	3.69 Acres
Zoning:	GB



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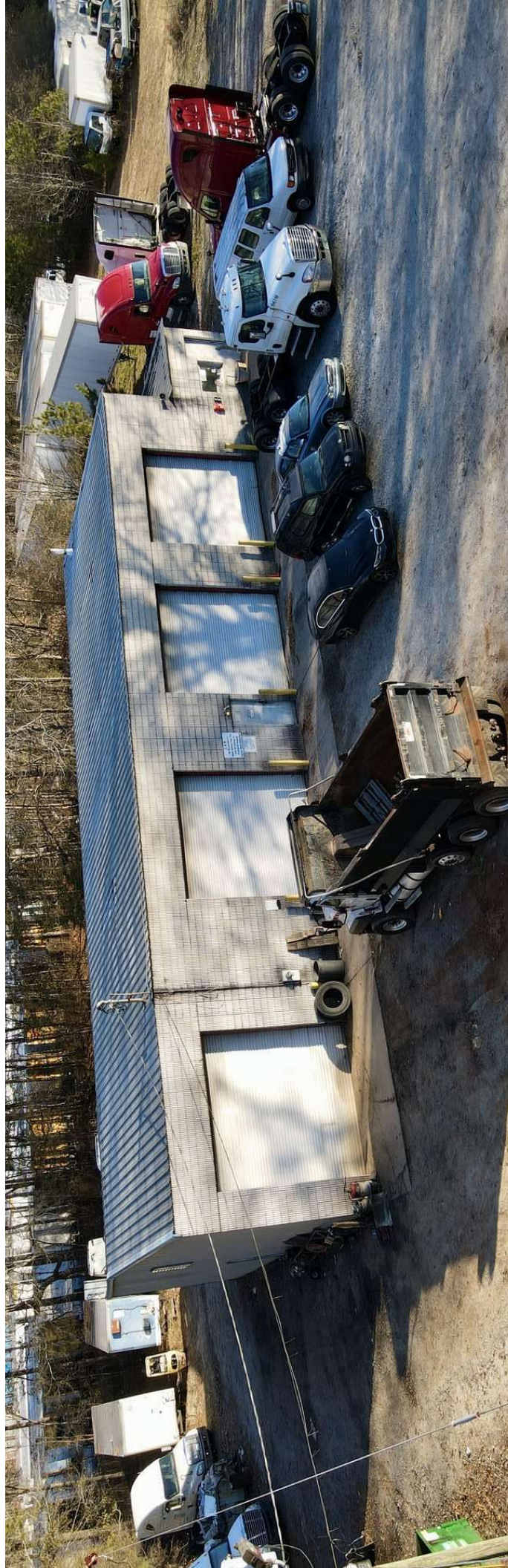
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ADDITIONAL  
PHOTOS



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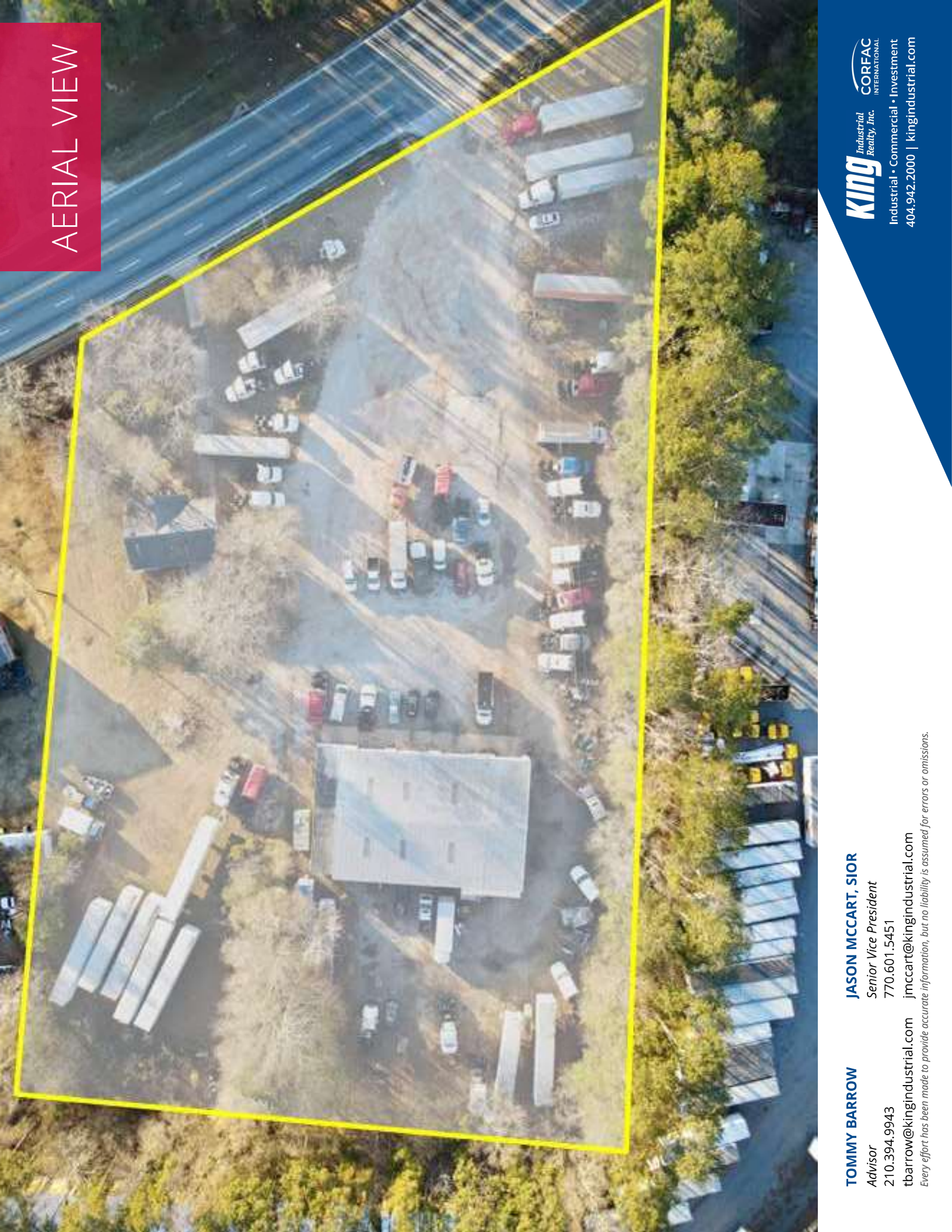
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# AERIAL VIEW



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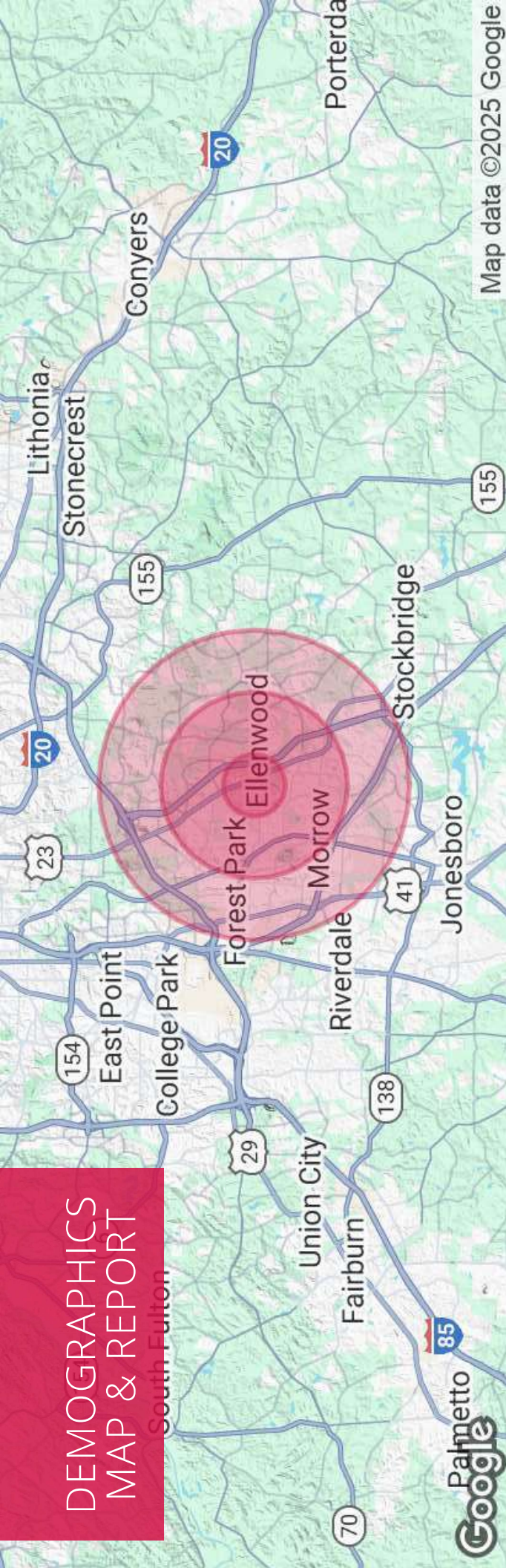
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# DEMOGRAPHICS MAP & REPORT



Map data ©2025 Google

## POPULATION

Total Population	<b>1 MILE</b> 3,363	<b>3 MILES</b> 57,987	<b>5 MILES</b> 157,423
Average Age	38	37	37
Average Age (Male)	37	36	36
Average Age (Female)	40	39	38

## HOUSEHOLDS & INCOME

Total Households	<b>1 MILE</b> 1,121	<b>3 MILES</b> 19,330	<b>5 MILES</b> 55,256
# of Persons per HH	3	3	2.8
Average HH Income	\$77,877	\$76,804	\$73,848
Average House Value	\$191,342	\$226,037	\$213,616

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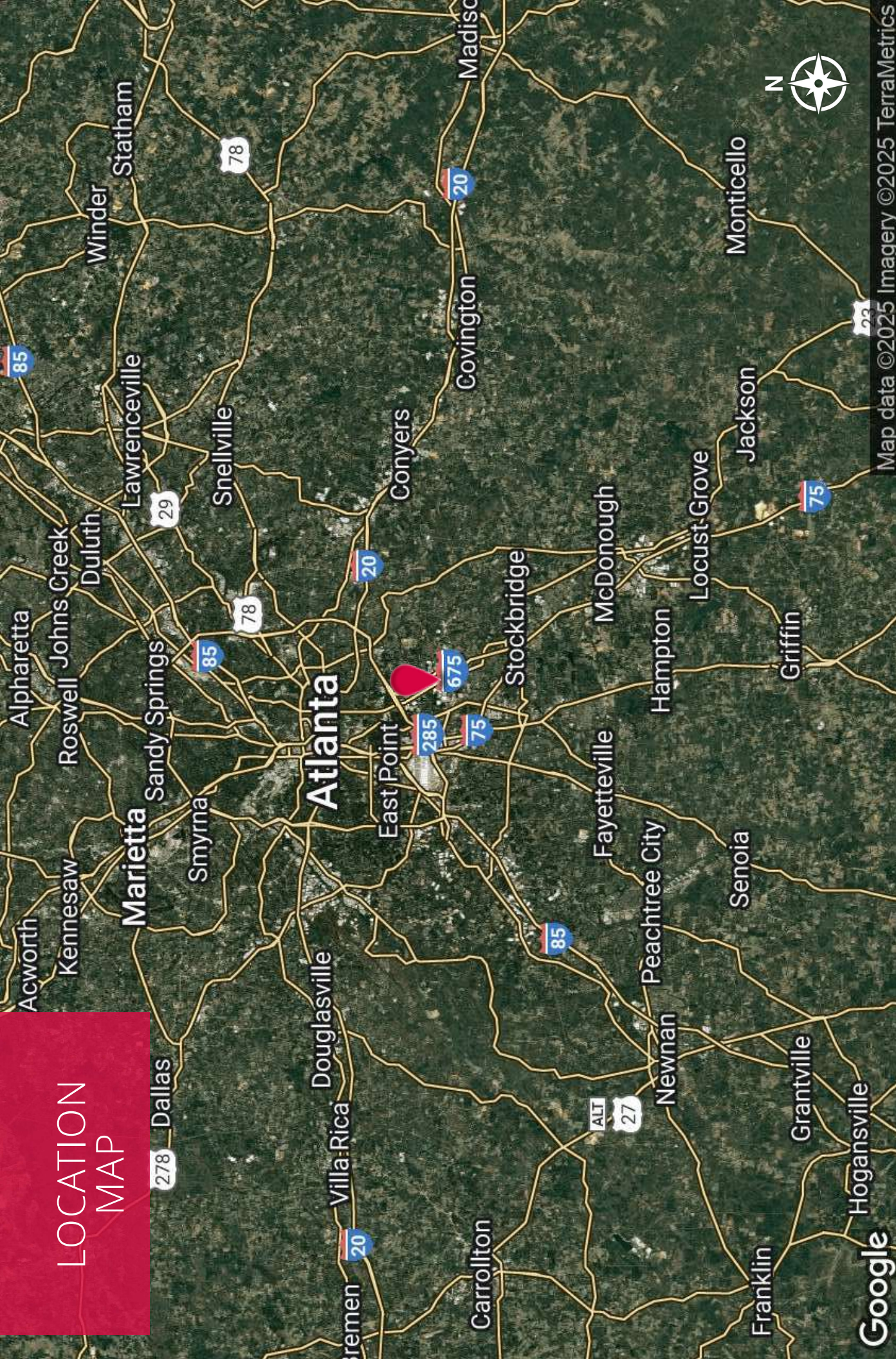
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# LOCATION MAP



Map data ©2025 Imagery ©2025 TerraMetrics

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EXCLUSIVELY LISTED BY:

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