



CANDLER

REAL ESTATE

3476 Mundy Mill Road | Oakwood, GA 30566
Retail Lot For Sale

THE
TIRE MAN
287 7143

.87 Acres

LEE HEMMER, CCIM, SIOR

Principal/Managing Broker lee@candler.com

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ Industry Expertise

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Property Description

.87 acres located in the bustling Oakwood area. Boasting a sought-after zoning as a Planned Office District (POD), the property offers immense potential for retail and street retail investors. Situated in a high-traffic location on Mundy Mill Road, this desirable site presents an excellent opportunity for businesses to thrive and captivate customers. With its strategic positioning in the heart of Oakwood, this property promises exceptional visibility and accessibility, setting the stage for retail success. Embrace the potential of this premier retail investment in a vibrant commercial destination.

Property Highlights

- Retail Corridor
- Located at Exit 17 and I 985
- .6 miles from the University of North Georgia - Gainesville Campus
- 2024 Traffic Count on Mundy Mill Road: 33,700 AADT

Offering Summary

Sale Price:	\$2,000,000
Lot Size:	0.87 Acres

Presented By:

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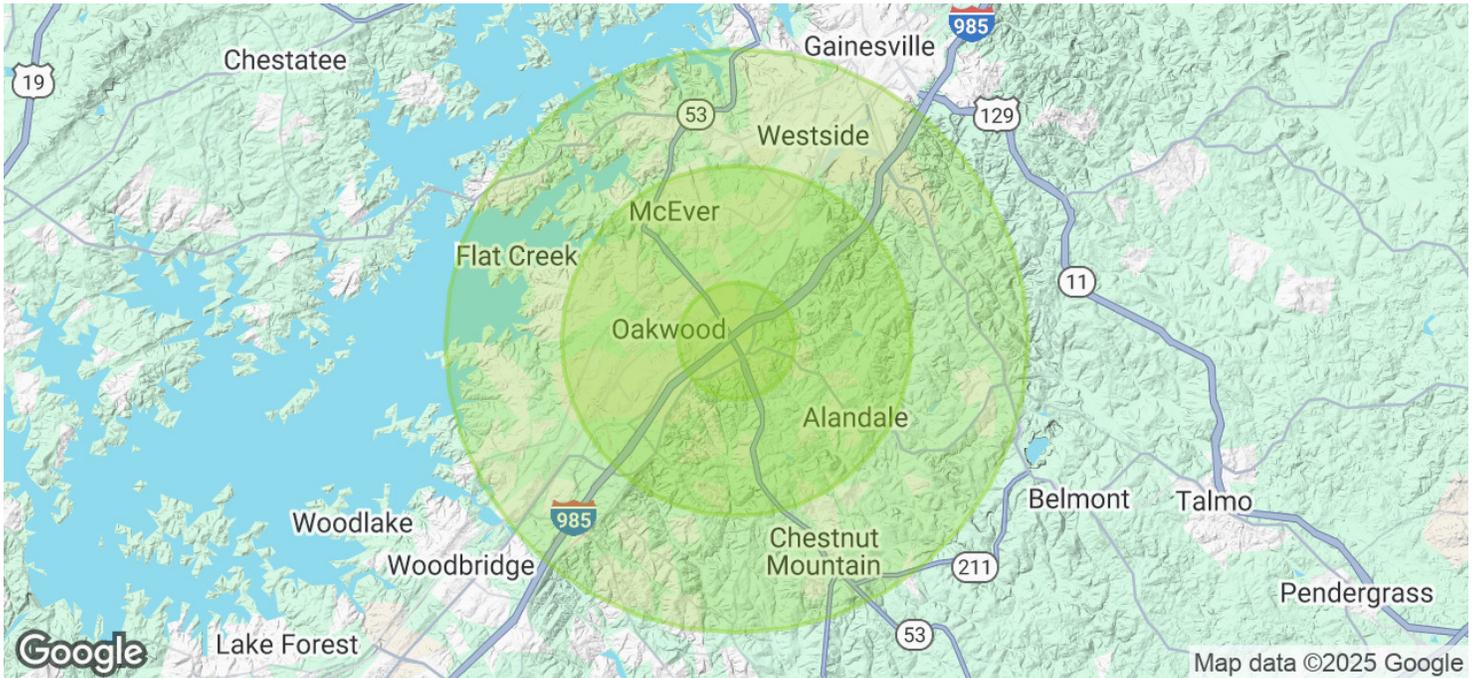
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Population	1 Mile	3 Miles	5 Miles
Total Population	2,949	31,444	77,049
Average Age	37	37	38
Average Age (Male)	36	36	37
Average Age (Female)	39	38	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,112	10,758	26,305
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$79,729	\$91,848	\$90,056
Average House Value	\$326,009	\$354,611	\$360,252

Demographics data derived from AlphaMap

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