

FOR SALE

4.55 Acres Land Heavy Indus. Zoned

3644 GRANT ROAD

Ellenwood, GA 30294

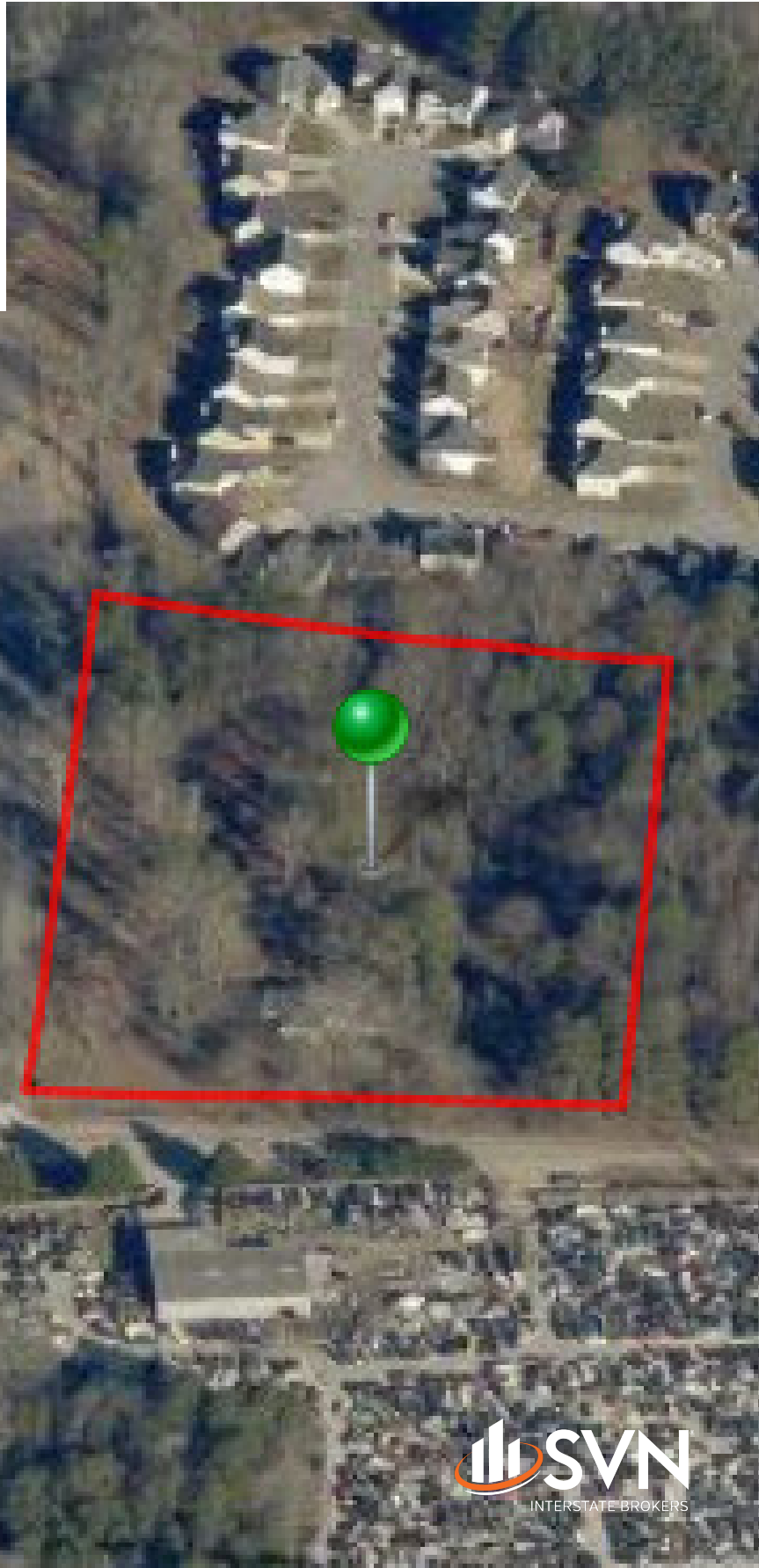
PRESENTED BY:

MATTHEW LEVIN, CCIM

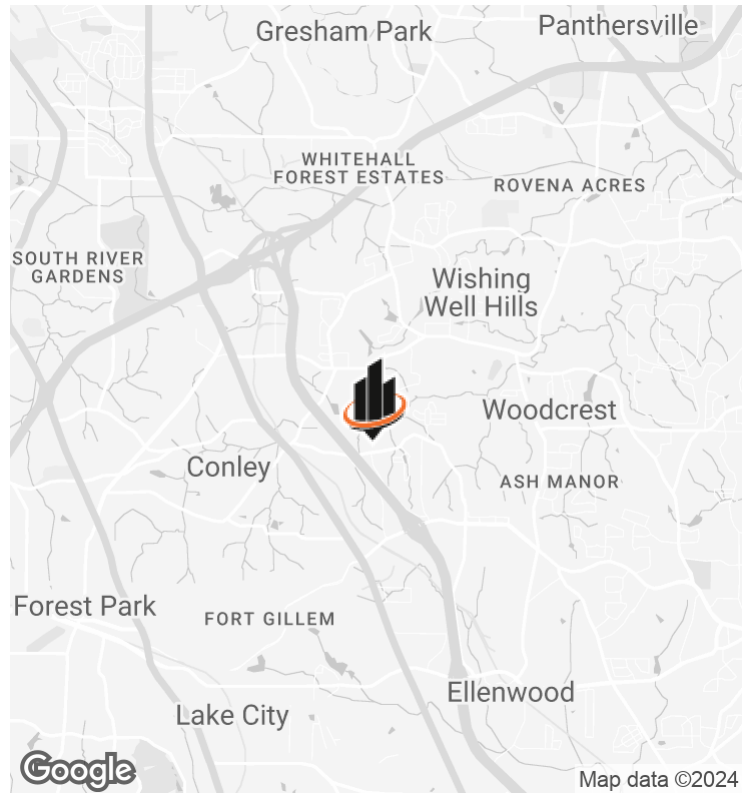
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levinm@svn.com

GA #119351



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	N/A
LOT SIZE:	4.48 Acres
ZONING:	Heavy Industrial
FRONTAGE:	393 Feet
APN:	12245A A001

PROPERTY OVERVIEW

This 4.48 acre parcel is zoned heavy industrial with 393' of frontage on Grant Road located 1.2 miles from I-675 (Anvil Block Road exit) and 2.8 miles from I-285 (Moreland Avenue exit) in unincorporated Clayton County. The rectangular parcel is wooded with a gentle slope to the rear.

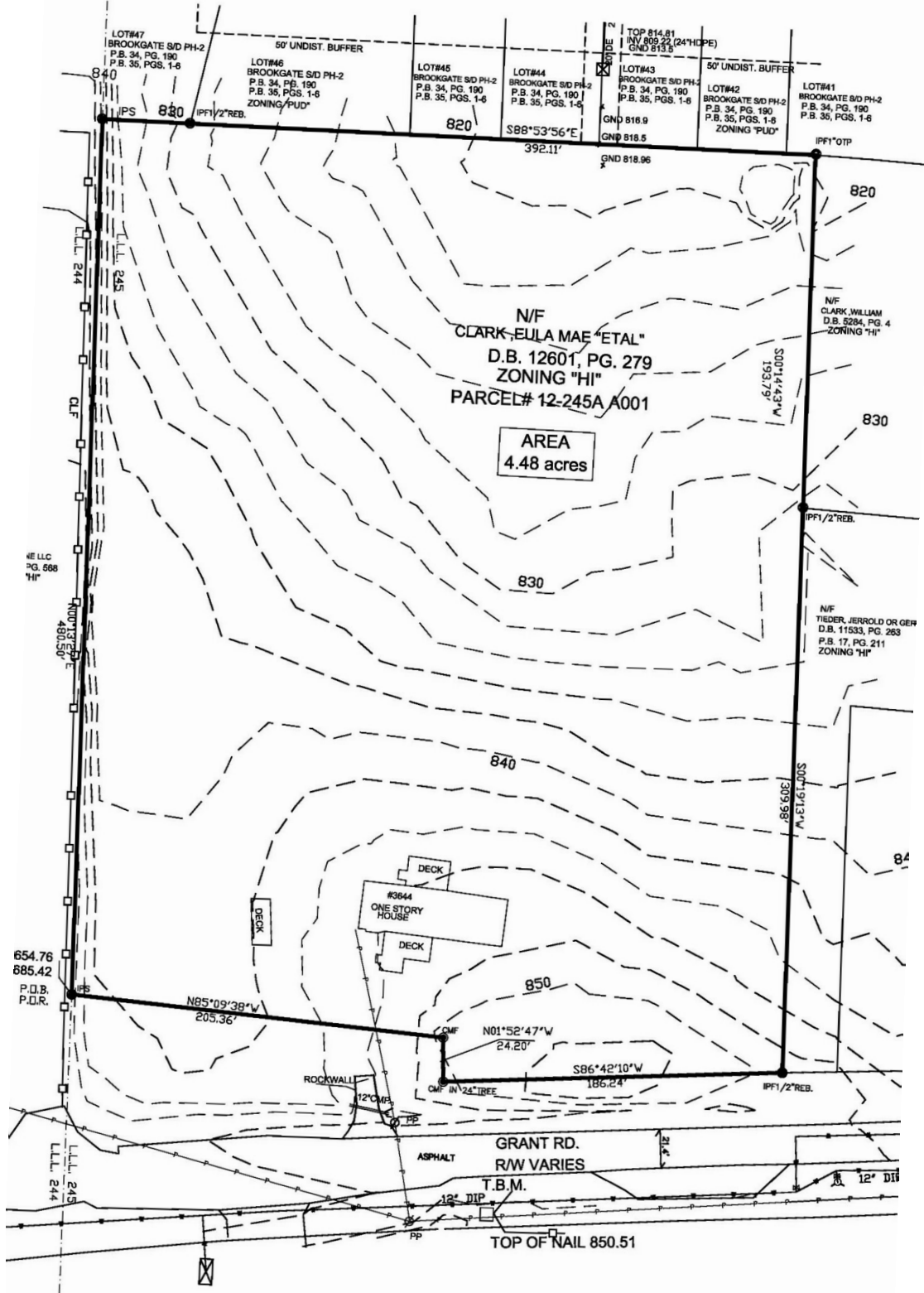
PROPERTY HIGHLIGHTS

- 4.48 acres+- with 393 feet+- frontage
- Zoned heavy industrial
- Rectangular, wooded site sloping down to the rear
- All utilities with sewer across the street
- Minutes to I-675 and I-285
- 38,000+ population / \$84,000+ avg HH Income

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SURVEY



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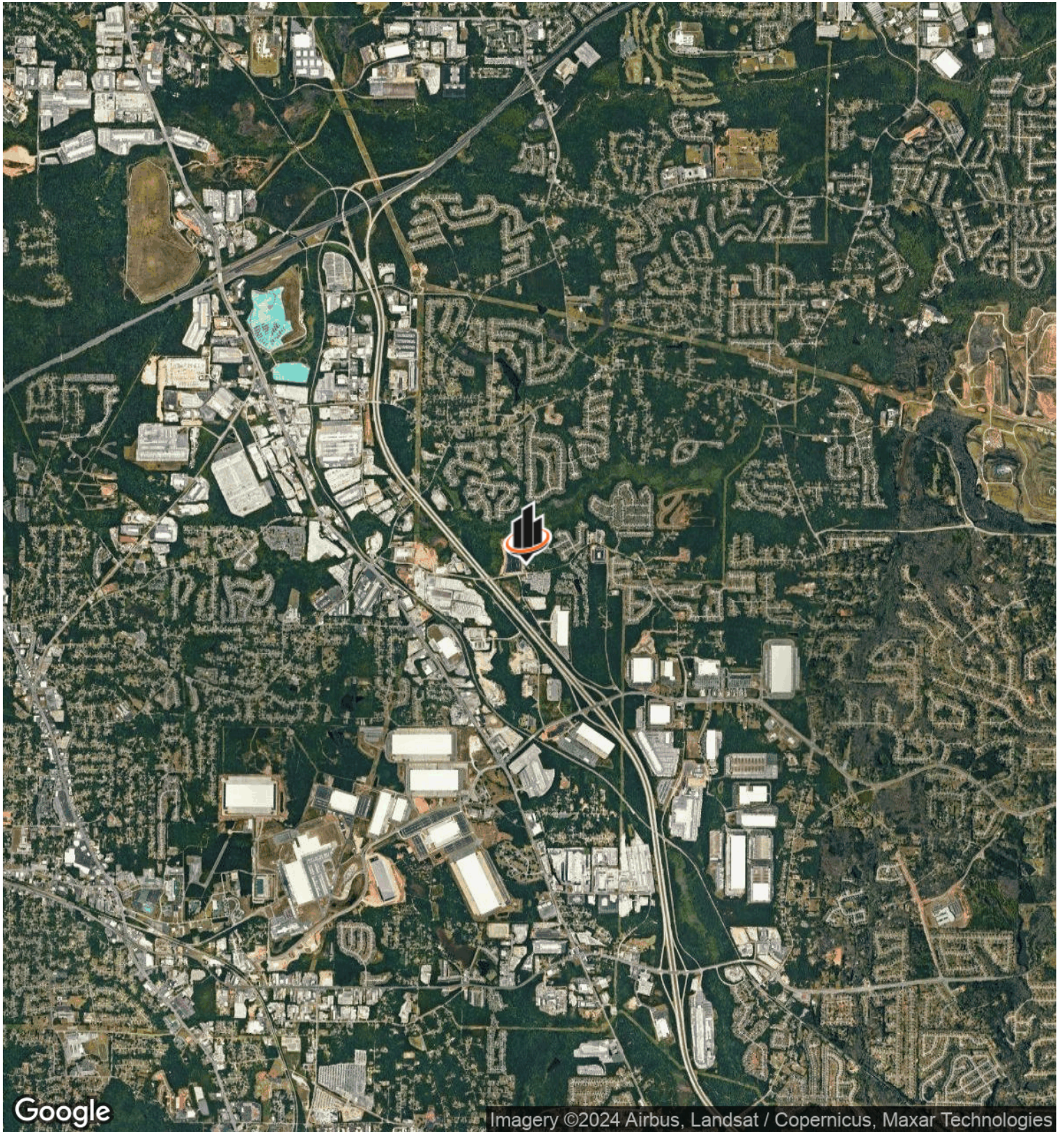
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3644 GRANT ROAD | Ellenwood, GA 30294

SVN | INTERSTATE BROKERS

AERIAL MAP



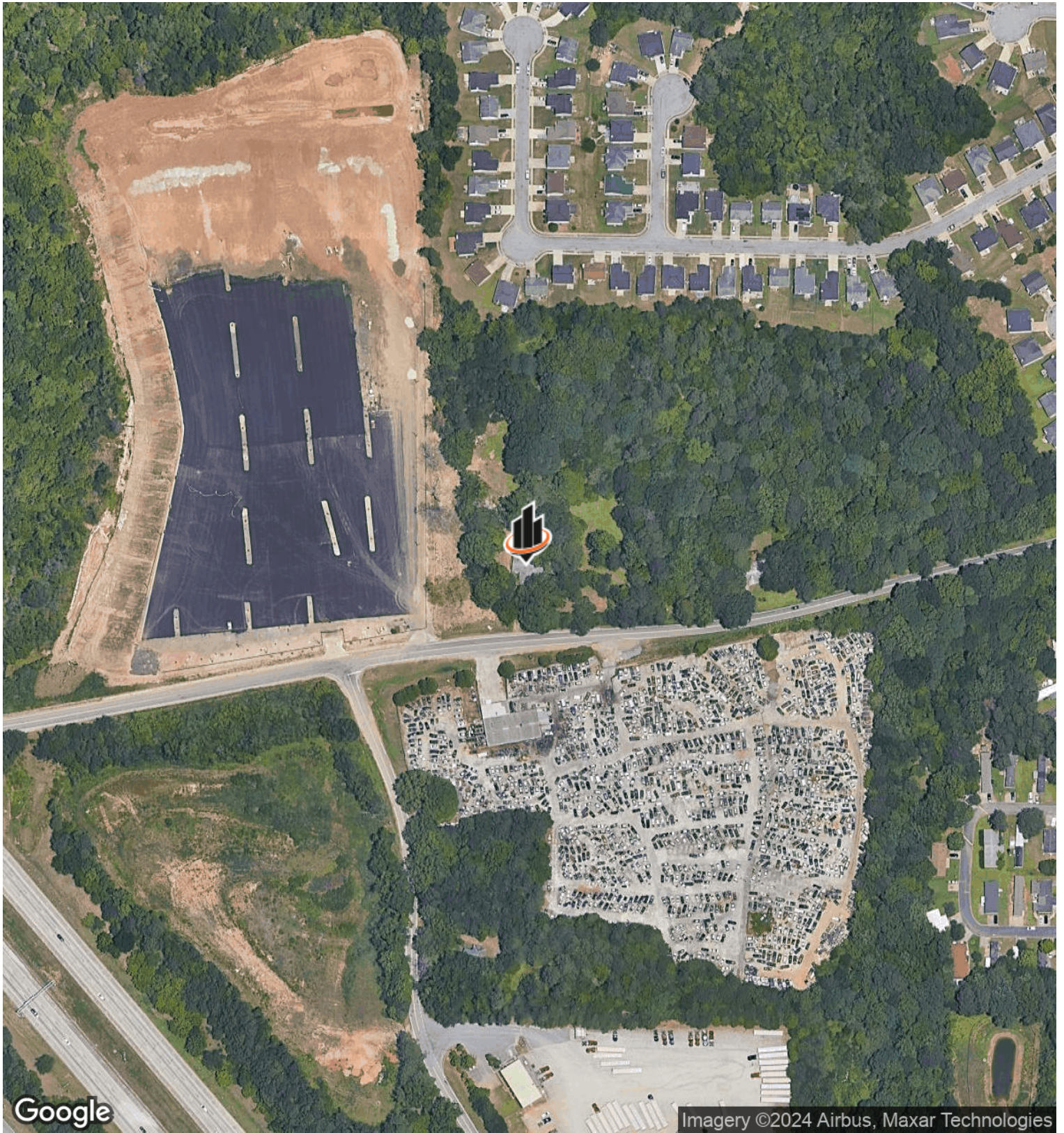
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AERIAL MAP



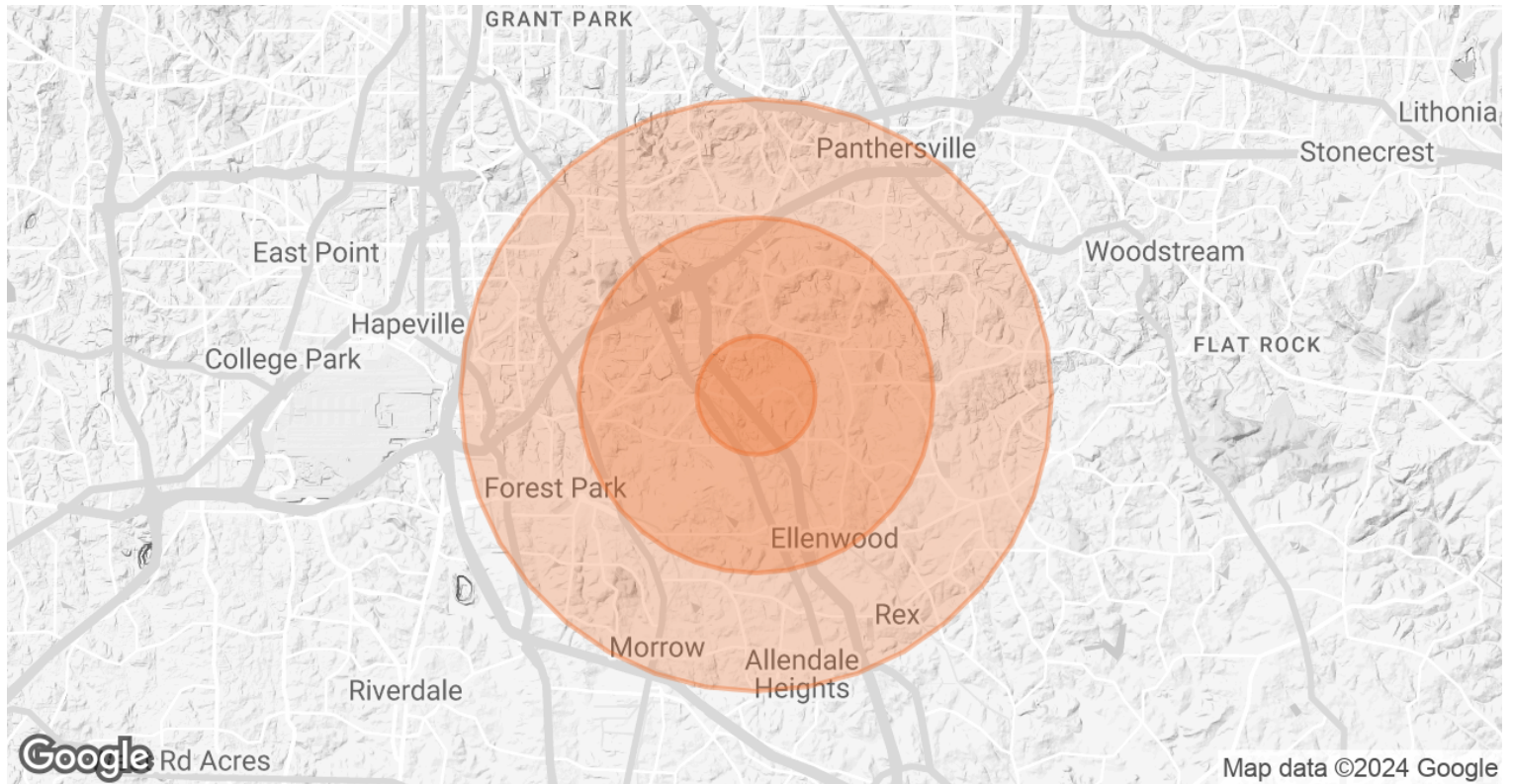
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,521	38,219	149,027
AVERAGE AGE	38	38	38
AVERAGE AGE (MALE)	37	36	36
AVERAGE AGE (FEMALE)	39	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,524	12,848	52,094
# OF PERSONS PER HH	3	3	2.9
AVERAGE HH INCOME	\$92,799	\$84,341	\$75,958
AVERAGE HOUSE VALUE	\$343,008	\$258,309	\$241,460

** Demographic data derived from 2020 ACS - US Census*

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ADVISOR BIO



MATTHEW LEVIN, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

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