



## Two Commercial Lots Available For Sale

- Join CVS, Publix, Starbucks, Truist Bank, Campus USA and more in this fast growing area of Jonesville, just west of Gainesville.
- Lot J is 1.35 acres and Lot K is 1.46 acres. Both lots are available at \$750,000 each. Discount available on purchase of both lots
- These two parcels can be developed into retail, office, or medical uses.
- All retention is off-site with roadways into the commercial development.
- This is a true shovel ready site, ready for development.

### For further information

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**Rick Cain, CCIM, SIOR, Principal**  
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# Property summary

<b>Located</b>	Jonesville Crossing Parcel K & J
<b>Parcel ID</b>	04350-005-003, 04350-005-007
<b>Total available ac</b>	2.81 ac
<b>Zoning</b>	PD - Planned Development
<b>Number of lots</b>	2
<b>Price per lot</b>	\$750,000



**Location**  
Located in a fast growing area



**Population**  
Over 49,000 people within a five mile radius



**Proximity**  
Near many retailers and restaurants



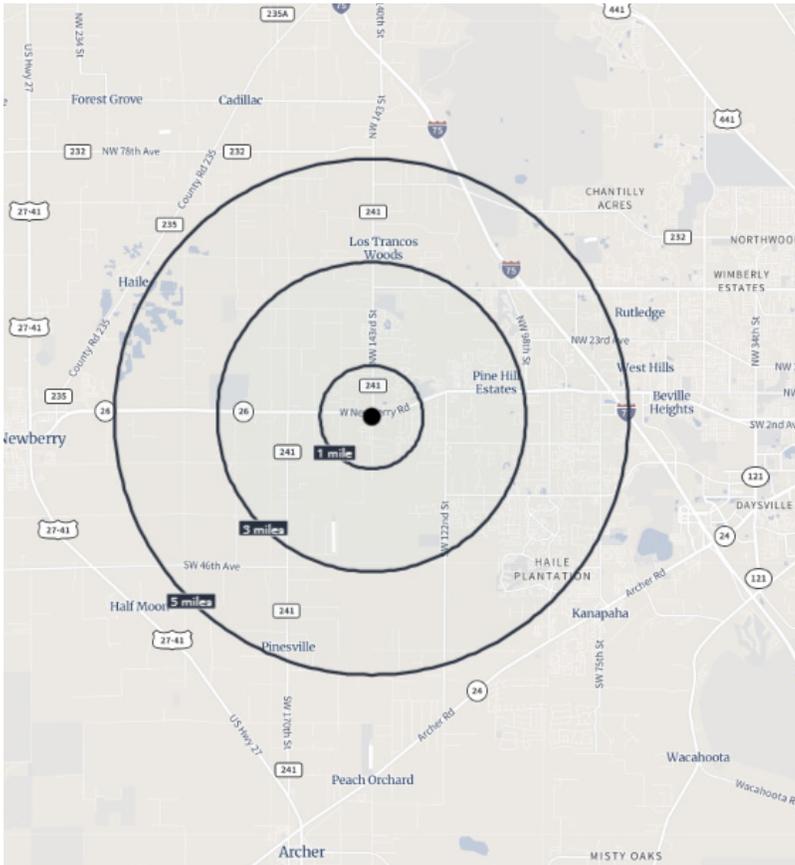
**Development**  
Can be developed into retail, office, or medical use



# Aerial map



# Demographics



**Population:** Over 49,000 people within a five mile radius.



**Income:** Average household income of \$150,018 within a five mile radius.



**Density:** Over 20,000 households within a five mile radius.



**Home Value:** Average home value of \$419,634 within a five mile radius.



**Employment:** Employment population of over 15,000 within a five mile radius.

<b>Population</b>	<b>1 Miles</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total population	2,770	17,832	49,904
Median age	43.9	44.6	39.8
Median age (Male)	42.3	43.3	38.2
Median age (Female)	45.1	45.8	41.3
<b>Households &amp; Income</b>	<b>1 Miles</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total households	925	6,636	20,090
# of persons per HH	2.99	2.68	2.47
Average HH income	\$168,773	\$76,071	\$150,018
Average house value	\$437,006	\$440,054	\$419,634
<b>Businesses</b>	<b>1 Miles</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total businesses	188	465	1,751
Total employees	1,220	3,276	15,462

**If you would like to discuss this further,  
please get in touch.**

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