



## Land

### OFFERING SUMMARY

Sale Price:	\$1,450,000
Lot Size:	23.77 Acres
Zoning:	Highway Business

### FOR INFORMATION

**LEE HEMMER, CCIM, SIOR**  
Principal/Managing Broker  
o | 770.988.6383  
lee@candler.com

135 Maple Street NW  
Gainesville, GA 30501  
www.candler.com



# COMMERCIAL LAND FOR SALE

4850 Cornelia Highway, Lula, GA 30554



## Property Highlights

- 23.77 +/- Total Acres
- Pad Site with 16+/- Useable Acres
- Sewer Available/All Utilities
- Curb cut with deceleration lane in place
- Cross easements in place accessing Belton Bridge Road
- Road Frontage: 1,300 +/- feet along Cornelia Highway
- Traffic count 32,000+ AADT
- 7 miles from Northeast Georgia Inland Port and 12 miles from Northeast Georgia Medical Center
- 15 miles from Lee Gilmer Memorial Gainesville Airport, and 75 miles from Hartsfield-Jackson International Airport

## Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	20	80	288
Total Population	52	213	765
Average HH Income	\$80,626	\$80,626	\$80,731

## Presented By:

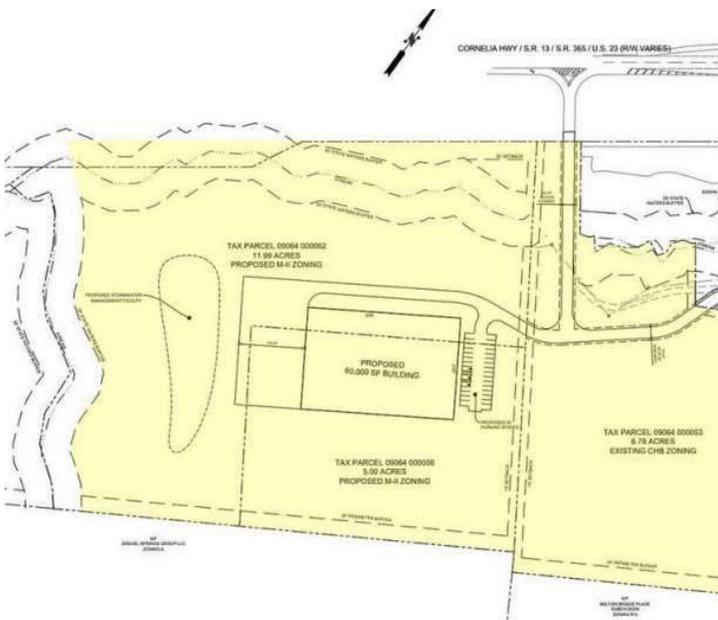
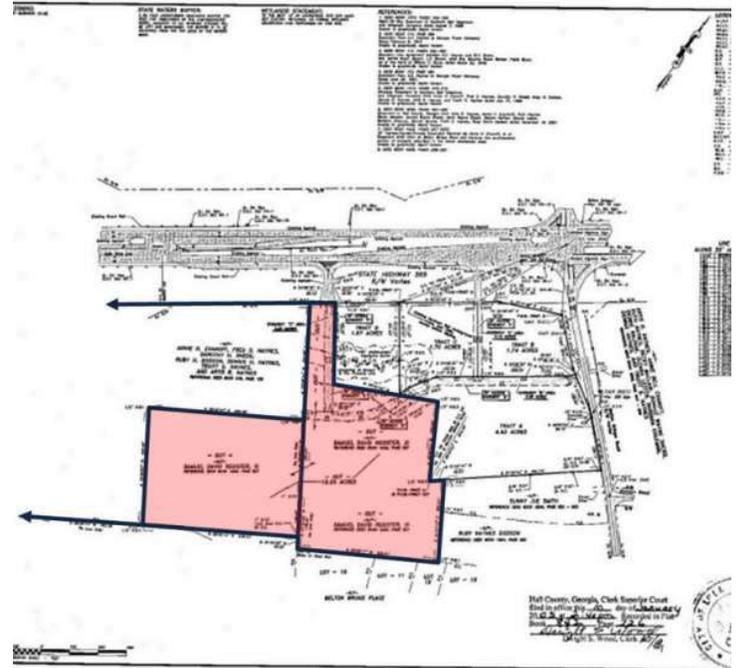
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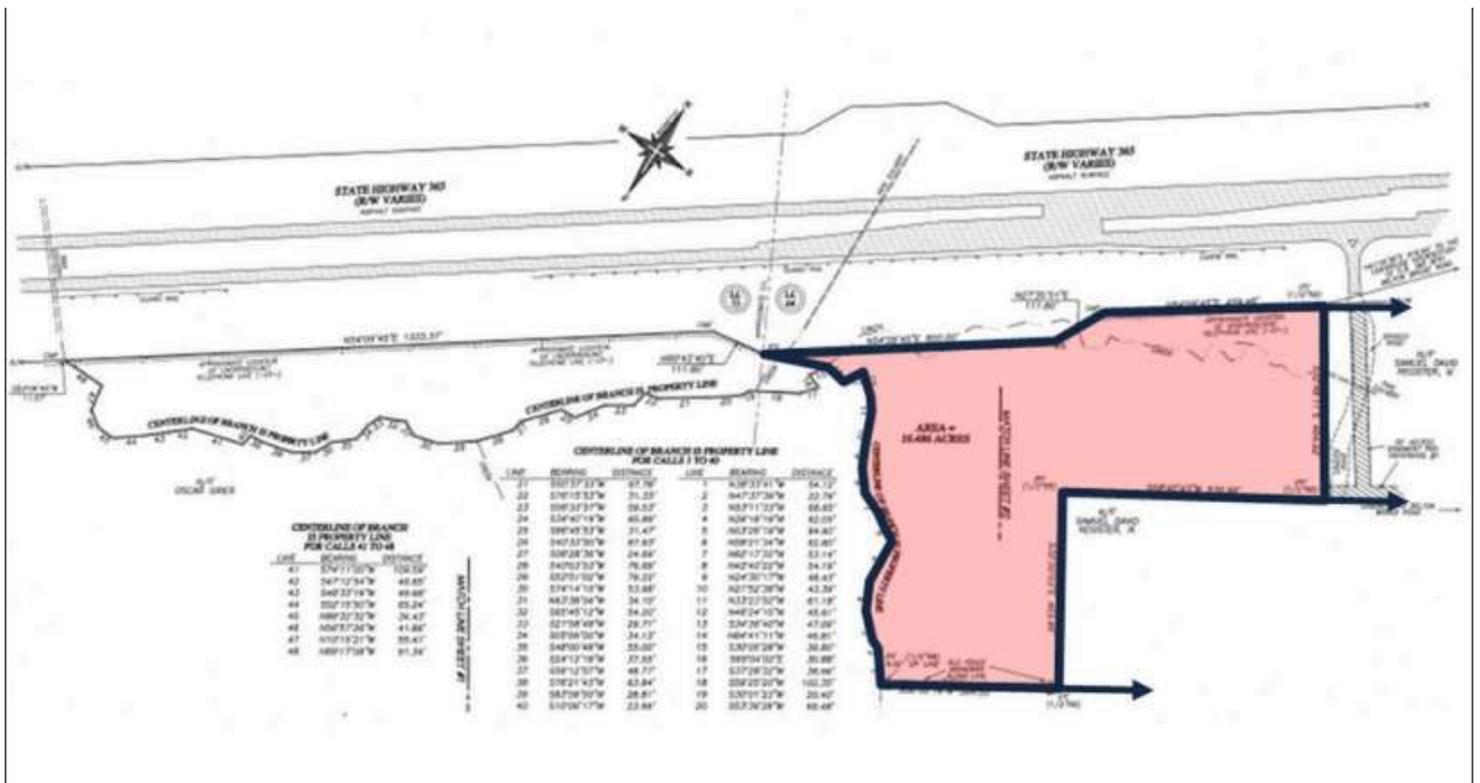
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Survey

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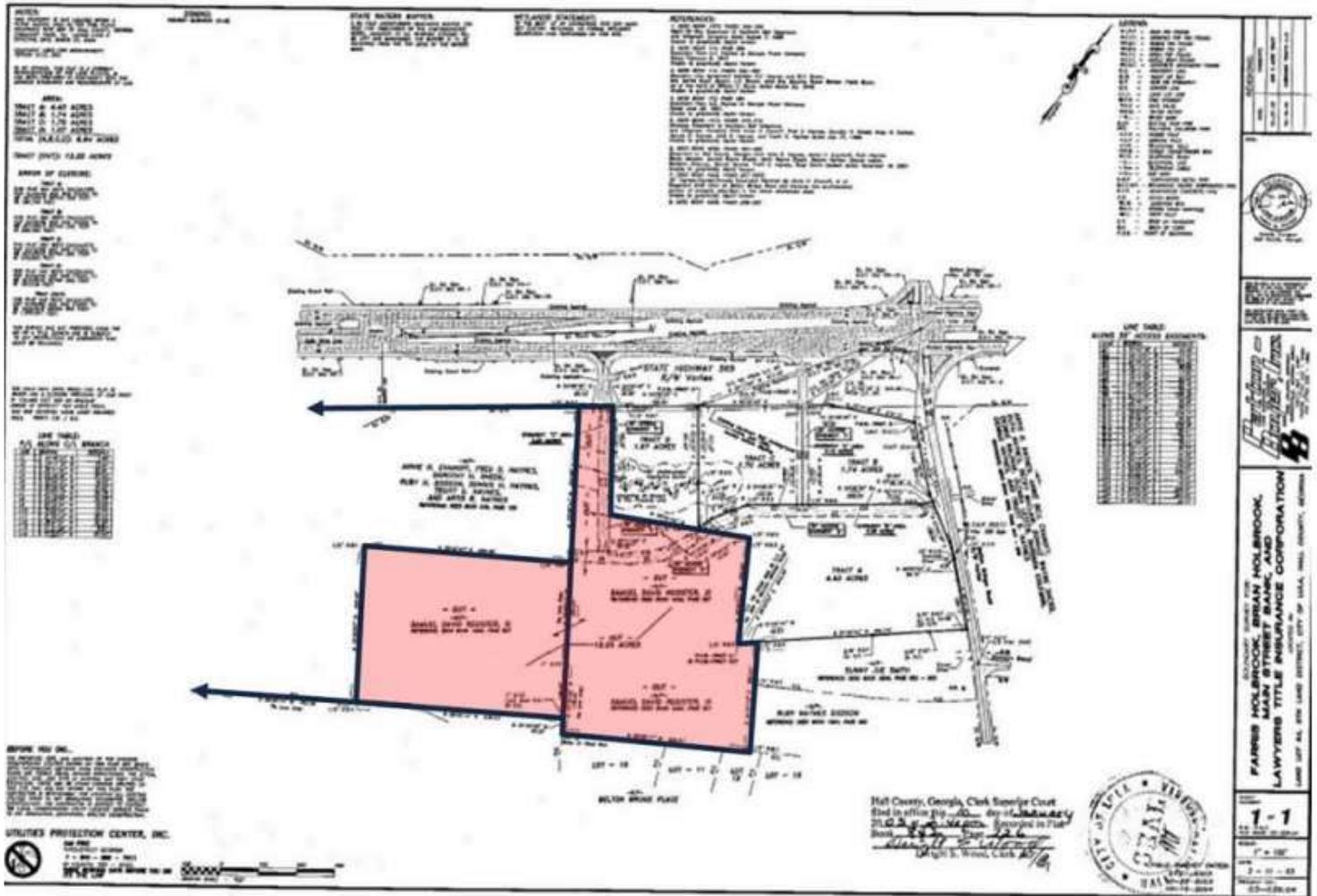
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## Site Plan

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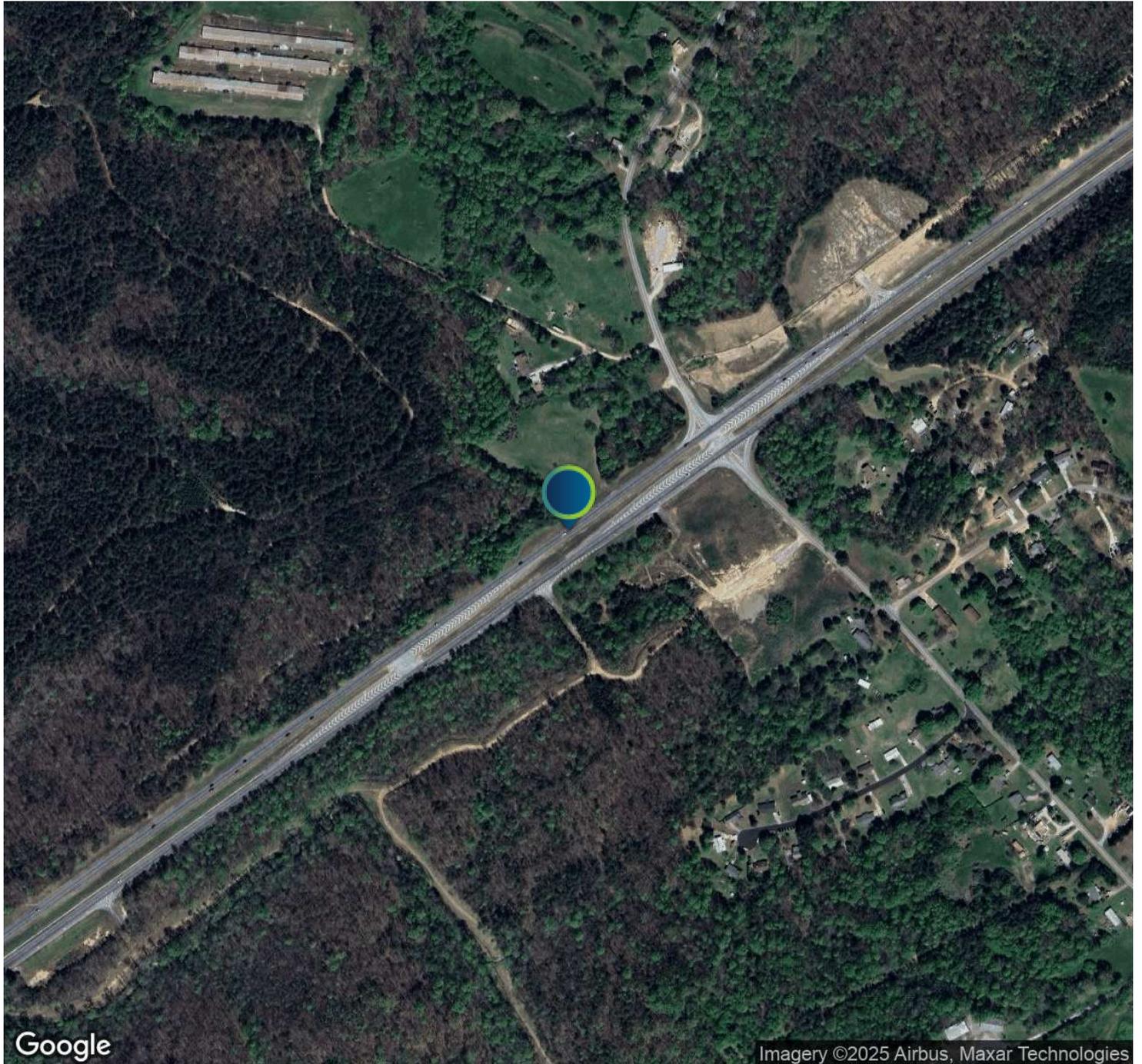


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