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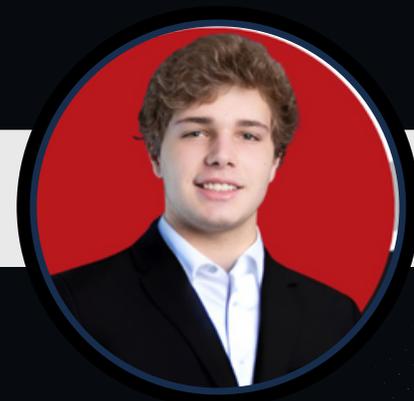
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# COMMERCIAL LAND FOR SALE

## WINDER, GA - 2.2 ACRES

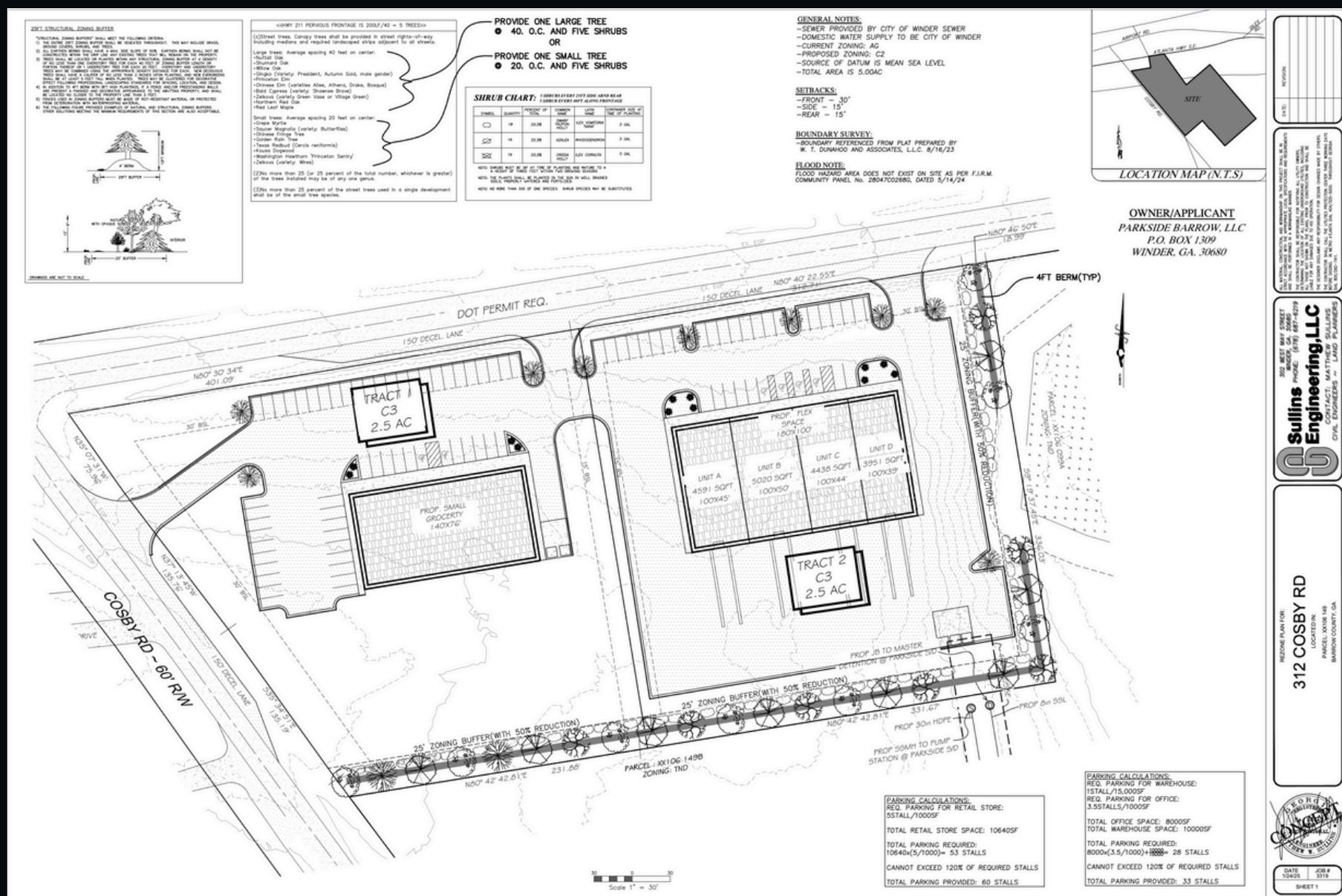


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**CONCEPTUAL PLAN LAYOUT:**



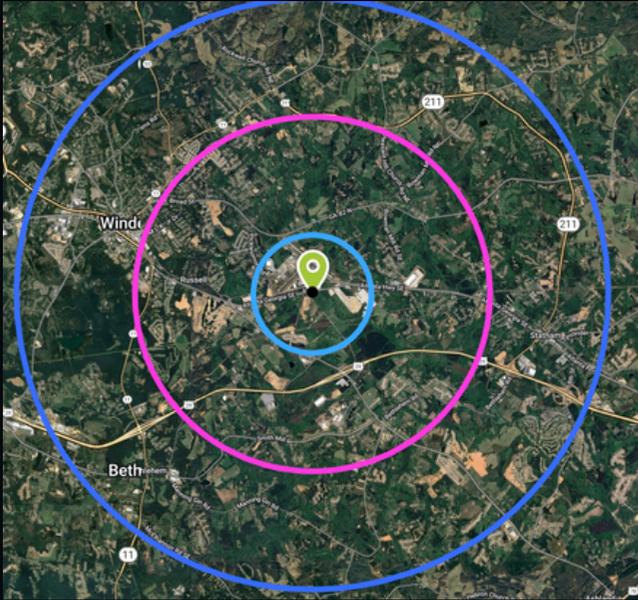
**SITE INFORMATION:**

- ZONED C2 (COMMERCIAL)
- 2.2-ACRE COMMERCIAL CORNER AVAILABLE FOR SALE.
- OPTIMAL LOCATION FOR C-STORE, QSR, URGENT CARE, AND NEIGHBORHOOD FRIENDLY COMMERCIAL USES.
- SITE IS LOCATED LESS THAN 1.5 MILES AWAY FROM BARROW COUNTY AIRPORT, SITUATED IN A RESIDENTIAL POCKET ACCROSS FROM 84 SINGLE FAMILY HOMES.
- 249 SINGLE FAMILY HOMES APPROVED AND COMING SOON BEHIND SITE ON COSBY RD.



**DEMOGRAPHICS:**

**2025 POPULATION & HOUSEHOLD DATA:**



	DISTANCE			DRIVE TIMES
	1 Mile	3 Miles	5 Miles	10 Mins
Population:	847	15,212	45,062	32,387
Households:	289	5,257	16,091	11,553
Med HH Income:	\$70,519	\$67,567	\$64,056	\$62,078

**TRAFFIC DATA:**

**AVERAGE DAILY TRAFFIC (ADT) ON ATLANTA HWY SE IS 4,043**

