



6.35 +/- Acres Commercial Potential

Offering Summary

Sale Price:	Contact Agent For Pricing
Zoning:	R1

- Great commercial potential
- Approximately 600 feet of road frontage facing the newly constructed Appalachian Parkway
- Possible assemblage with corner parcel at the red light intersection off Highway 115 and the Appalachian Parkway
- Subject to rezoning for commercial usage

Get more information

Jay Lawson

Senior Associate

D 770 532 9911

jay.lawson@avisonyoung.com



**AVISON
YOUNG**

Jay Lawson
Senior Associate
D 770 532 9911
jay.lawson@avisonyoung.com

Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

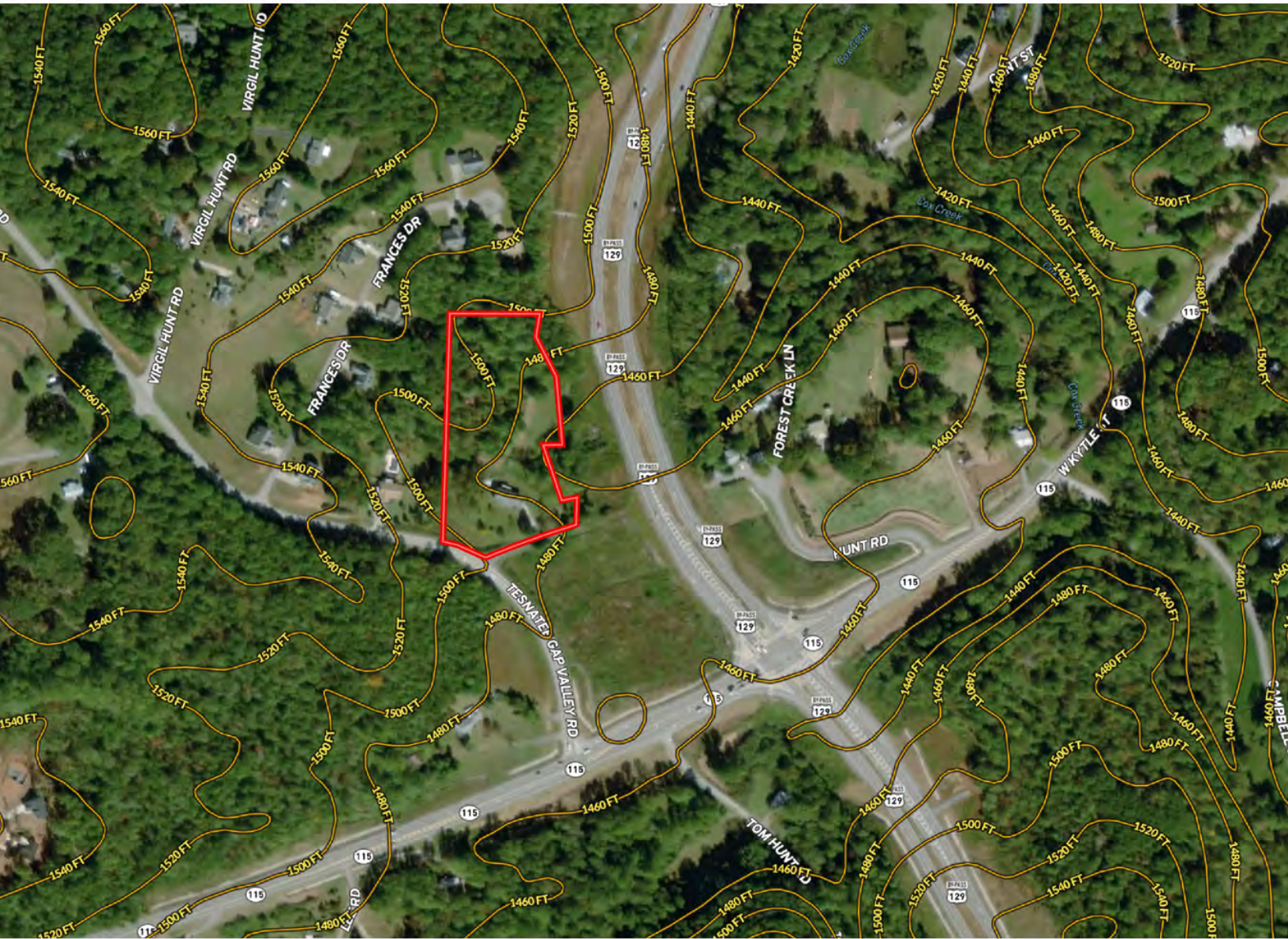
© 2022. Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Jay Lawson
Senior Associate
D 770 532 9911
jay.lawson@avisonyoung.com

Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

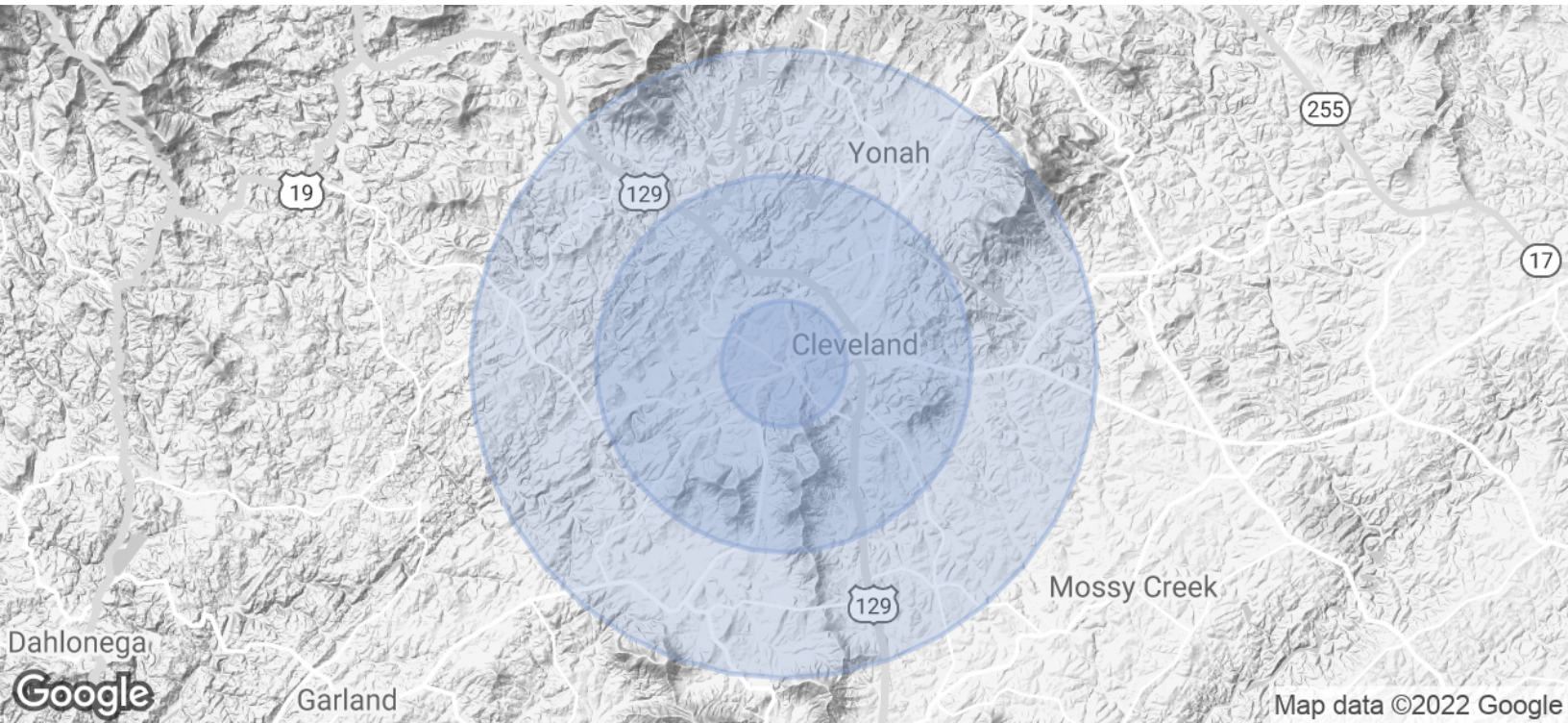
© 2022. Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Jay Lawson
Senior Associate
D 770 532 9911
jay.lawson@avisonyoung.com

Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2022, Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

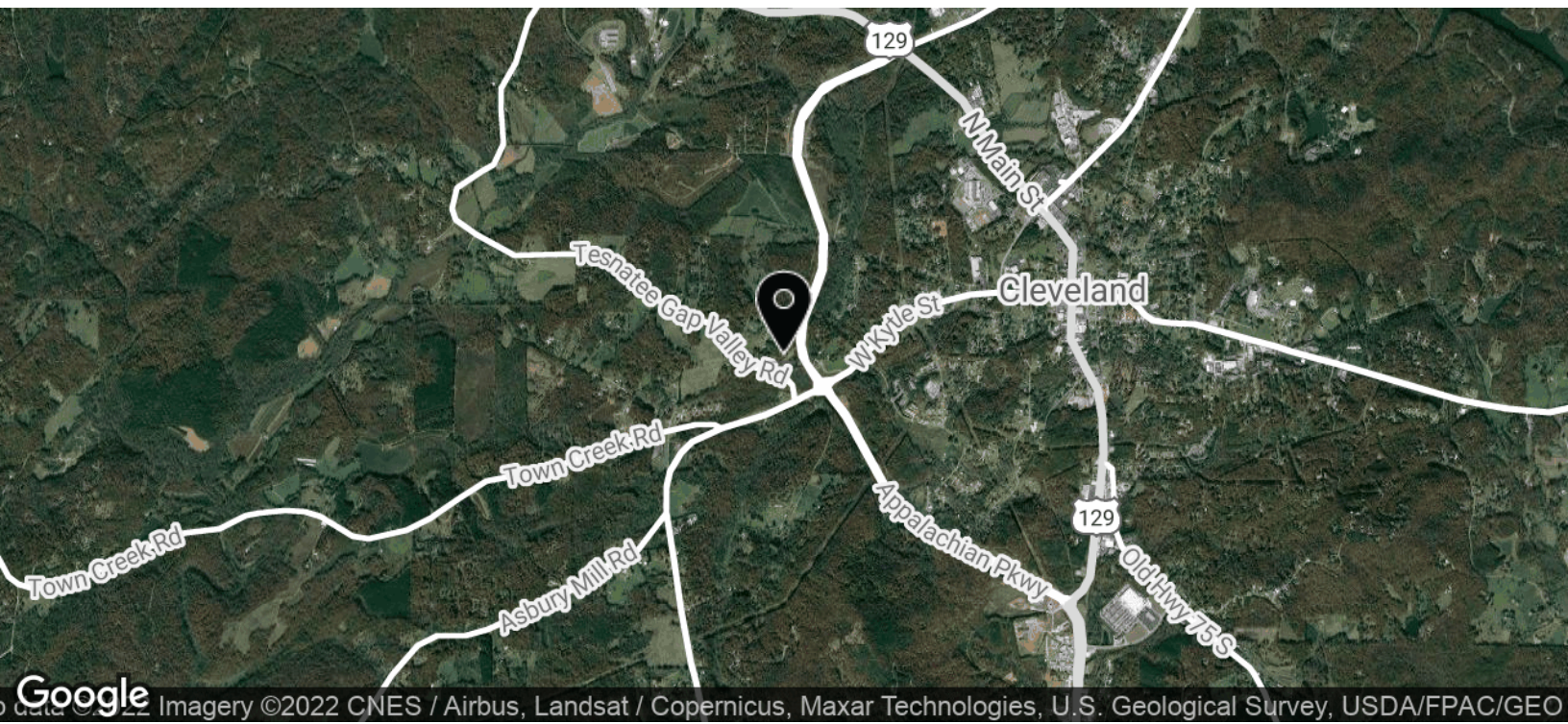


Population	1 Mile	3 Miles	5 Miles
Total Population	1,340	8,258	16,065
Average Age	37.0	34.8	37.9
Average Age (Male)	38.6	35.2	37.4
Average Age (Female)	32.9	34.4	38.8
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	593	3,548	7,295
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$50,688	\$52,589	\$53,026
Average House Value	\$244,449	\$200,737	\$192,972

* Demographic data derived from 2020 ACS - US Census



Jay Lawson
 Senior Associate
 D 770 532 9911
jay.lawson@avisonyoung.com



**AVISON
YOUNG**

Jay Lawson
Senior Associate
D 770 532 9911
jay.lawson@avisonyoung.com

Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2022, Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



for more information, please contact

Jay Lawson

Senior Associate

D 770 532 9911

jay.lawson@avisonyoung.com

Avison Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

© 2022. Avison Young - Gainesville. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Gainesville does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.