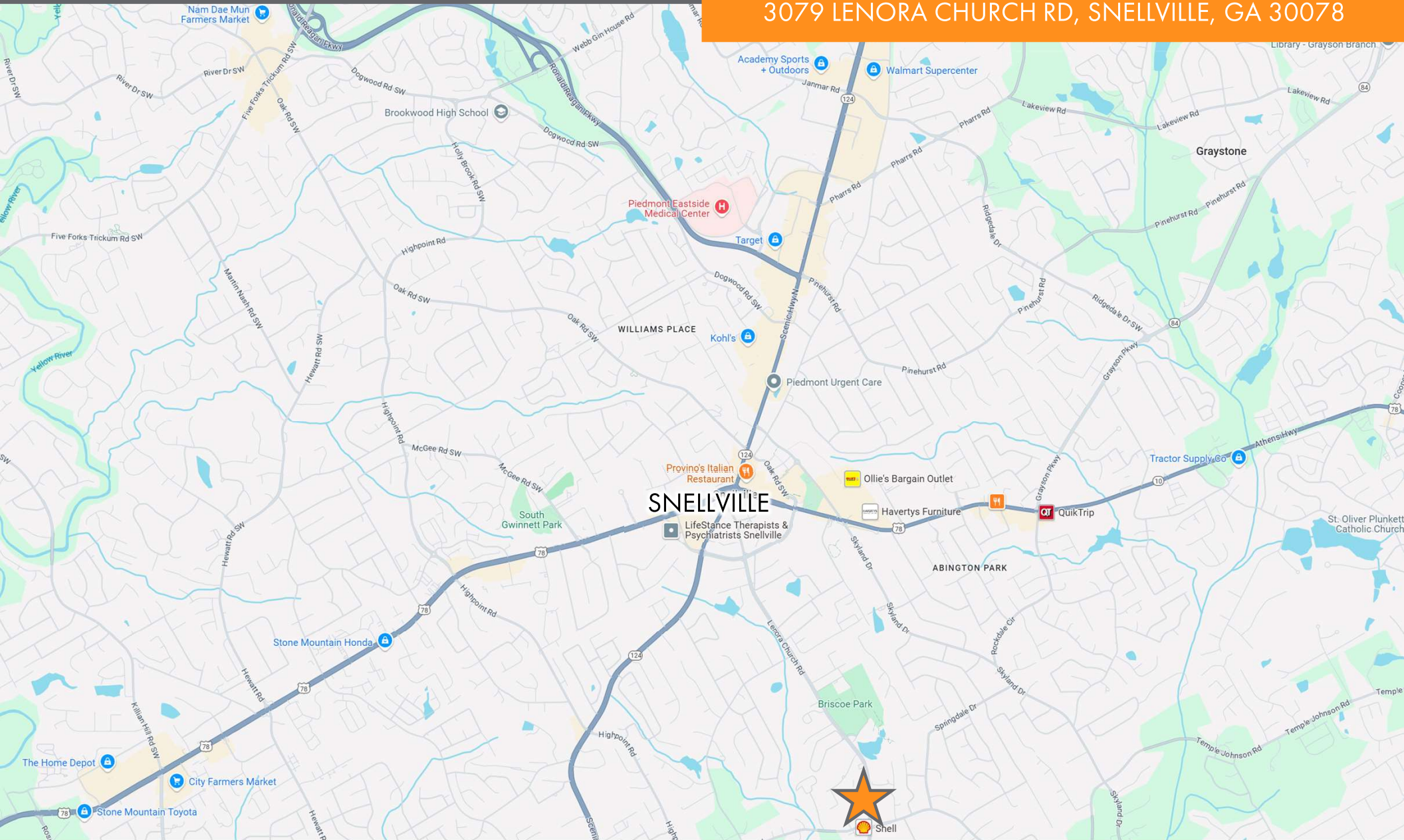


5.346 ACRES : JUST SOUTH OF SNELLVILLE

3079 LENORA CHURCH RD, SNELLVILLE, GA 30078



5.346 ACRES : JUST SOUTH OF SNELLVILLE

3079 LENORA CHURCH RD, SNELLVILLE, GA 30078

PROPERTY DEMOGRAPHICS

Pace Lynch Realty is pleased to exclusively offer this 5.346 +/- acre site.

Northern portion cleared and rough graded, southern being timbered and raw land. Great development site, just south of downtown Snellville, and divisible by a creek for two separate development sites.

Address	3079 Lenora Church Rd
City	Snellville
County	Gwinnett
Total Acreage	5.346 +/- Acres
Potential Uses	Development, Timber
Current Zoning	Commercial
Rental	No HOA & No Restrictions
Utilities	Power, Gas, Water, Sewer
Market	Stone Mountain
Price	\$420,000

CONTACT US

BRYAN ADAMS
678.333.5483
bryan.adams@pacelynch.com



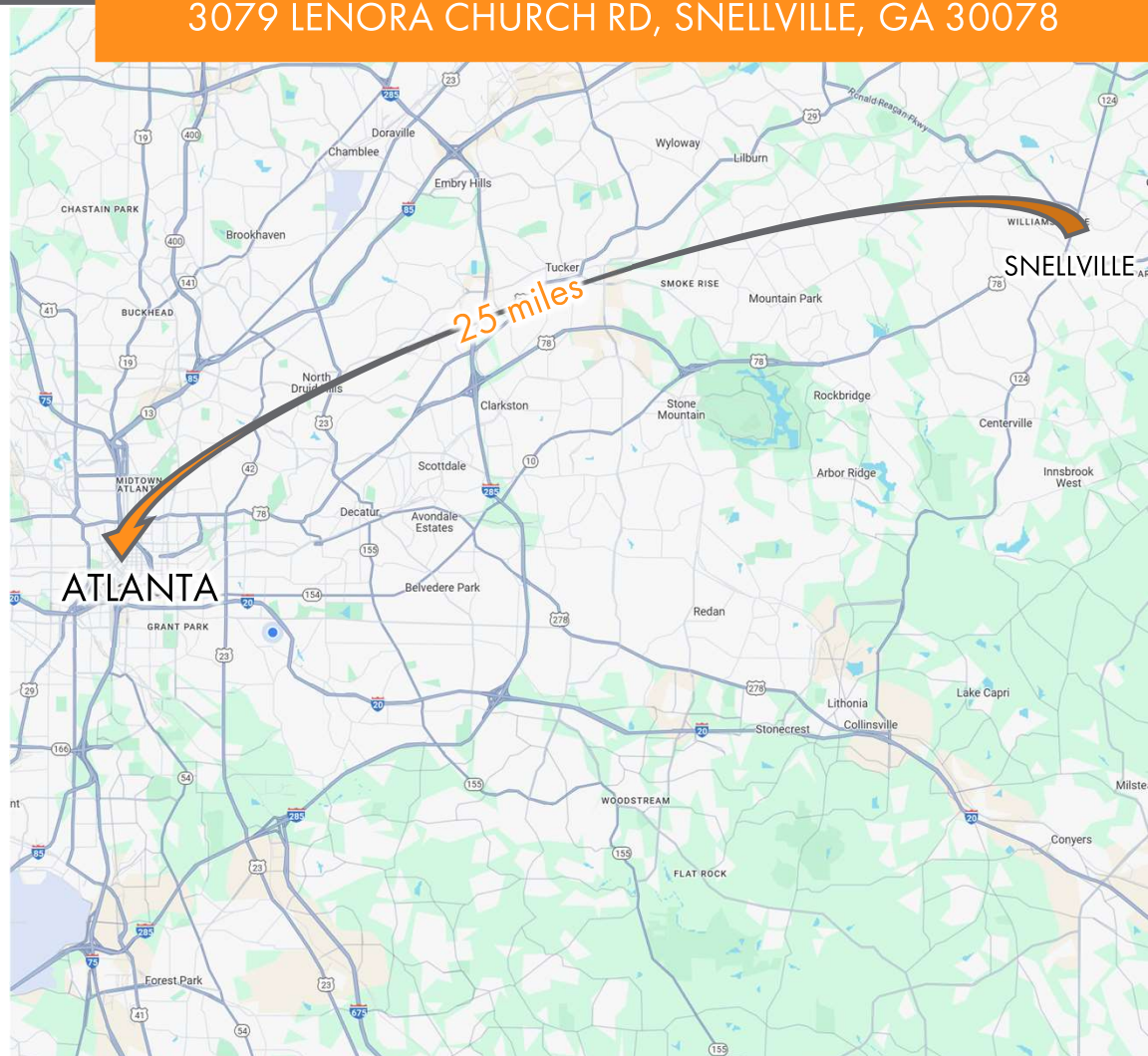
FOR SALE

5.346 ACRES : JUST SOUTH OF SNELLVILLE

3079 LENORA CHURCH RD, SNELLVILLE, GA 30078

PROPERTY DEMOGRAPHICS

POPULATION	2 MILE	5 MILE
2024	25,139	149,673
2029 PROJECTION	26,242	156,882
MEDIAN AGE	38.4	38.4
HOUSEHOLDS (HH)	2 MILE	5 MILE
2024 TOTAL HH	8,377	47,989
2024 AVG INCOME	\$87,497	\$103,056
MEDIAN HOME VALUE	\$260,061	\$284,237

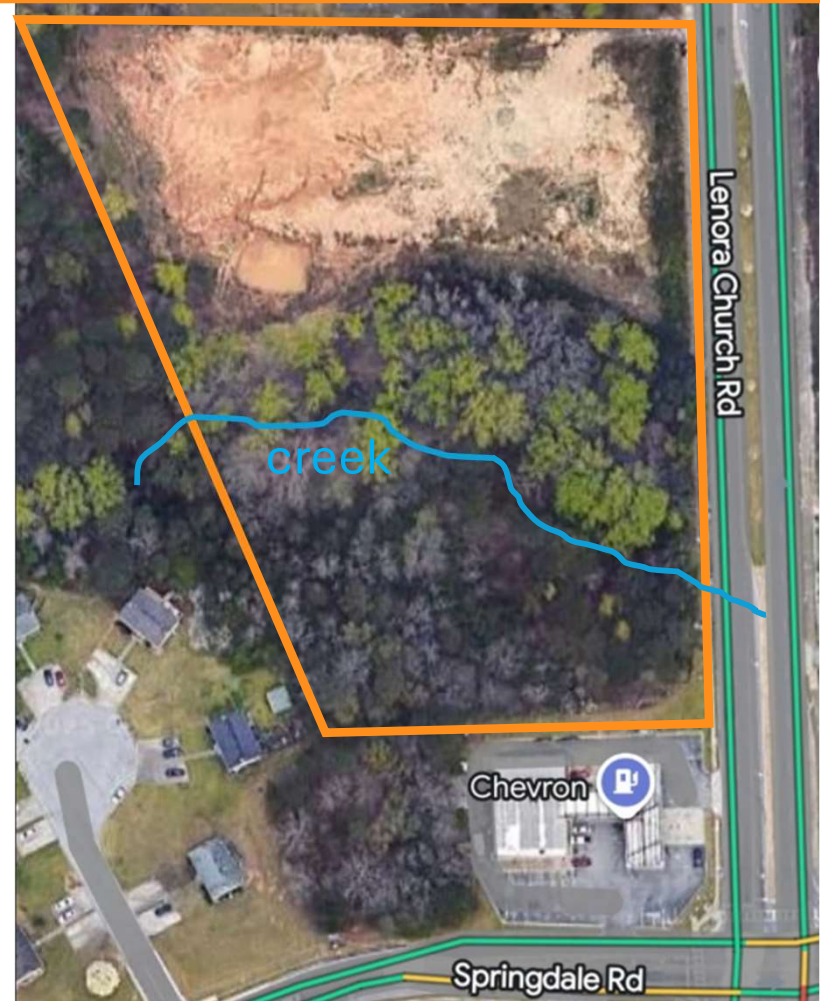
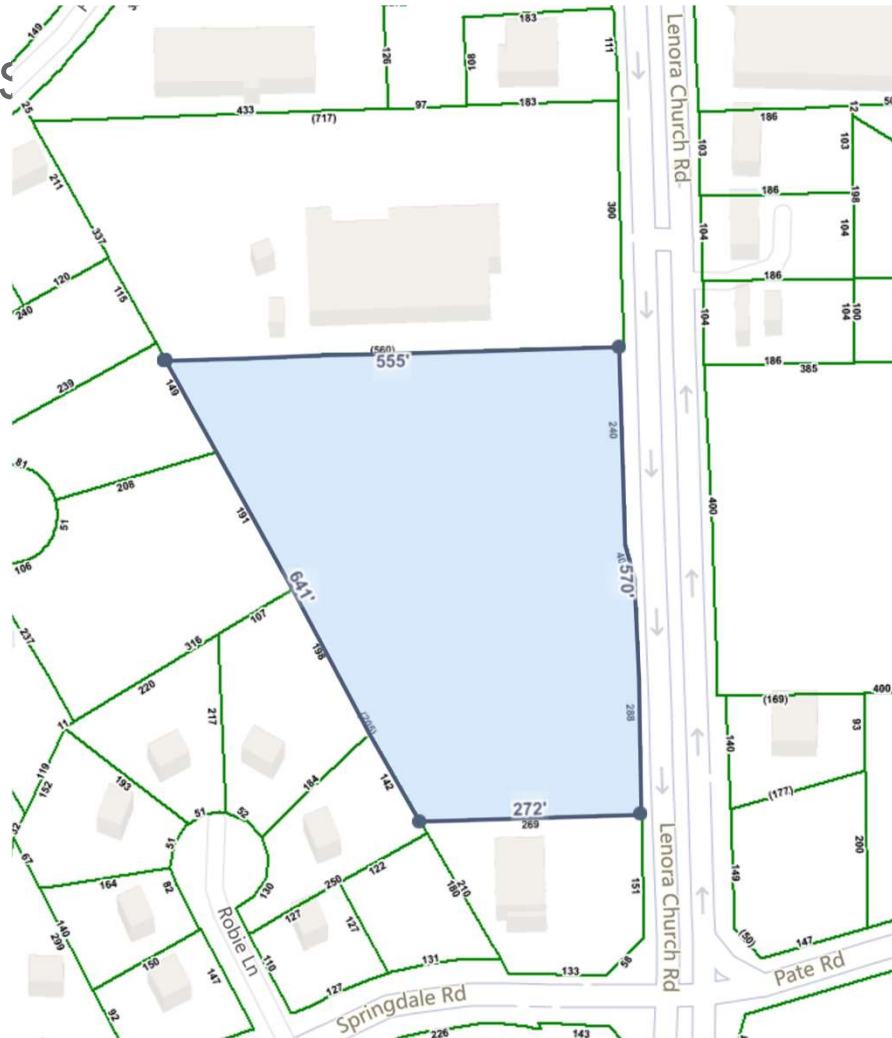


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