



# CANDLER

REAL ESTATE

132 Shallowford Rd NW | Gainesville, GA 30504  
Land For Sale

WILL WHITE

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Local Understanding  
**+ Industry Expertise**

# Land For Sale

132 Shallowford Rd NW, Gainesville, GA 30504



## Property Description

New investment opportunity at 132 Shallowford Rd NW, Gainesville, GA. This property, boasting R-1 zoning, offers an excellent prospect for Retail investors seeking to capitalize on the thriving Gainesville area. With its strategic location and diverse potential, this property is primed for a variety of retail and land development endeavors.

## Property Highlights

- .88 +/- acre infill development site along Shallowford Road
- 32,500 vehicles per day
- Possible assemblage for more acreage
- Close proximity to surrounding residential and commercial areas

## Offering Summary

Sale Price:	\$850,000
Lot Size:	0.88 Acres
County	Hall
Zoning	R-1

## Presented By:

**Will White**

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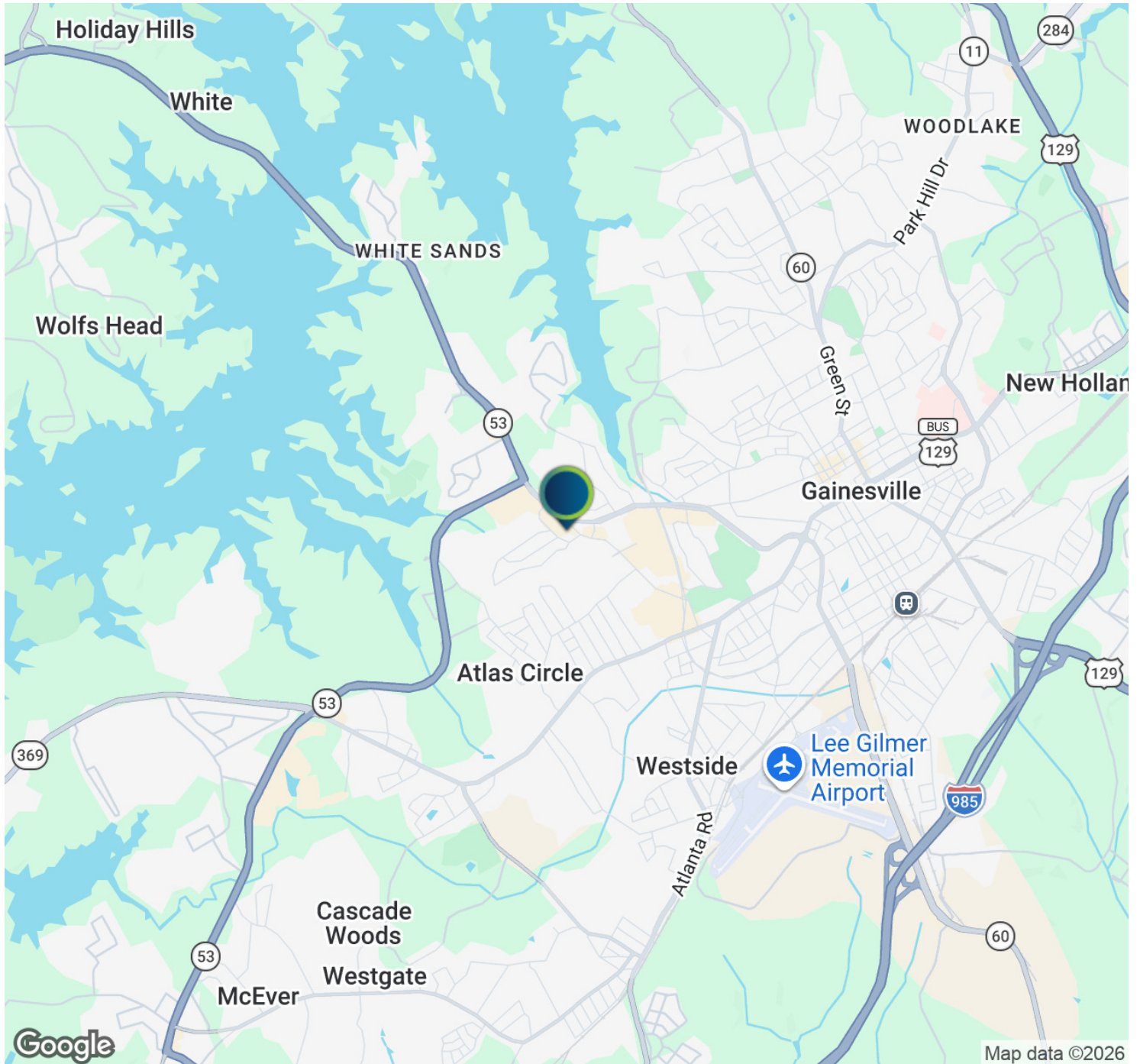
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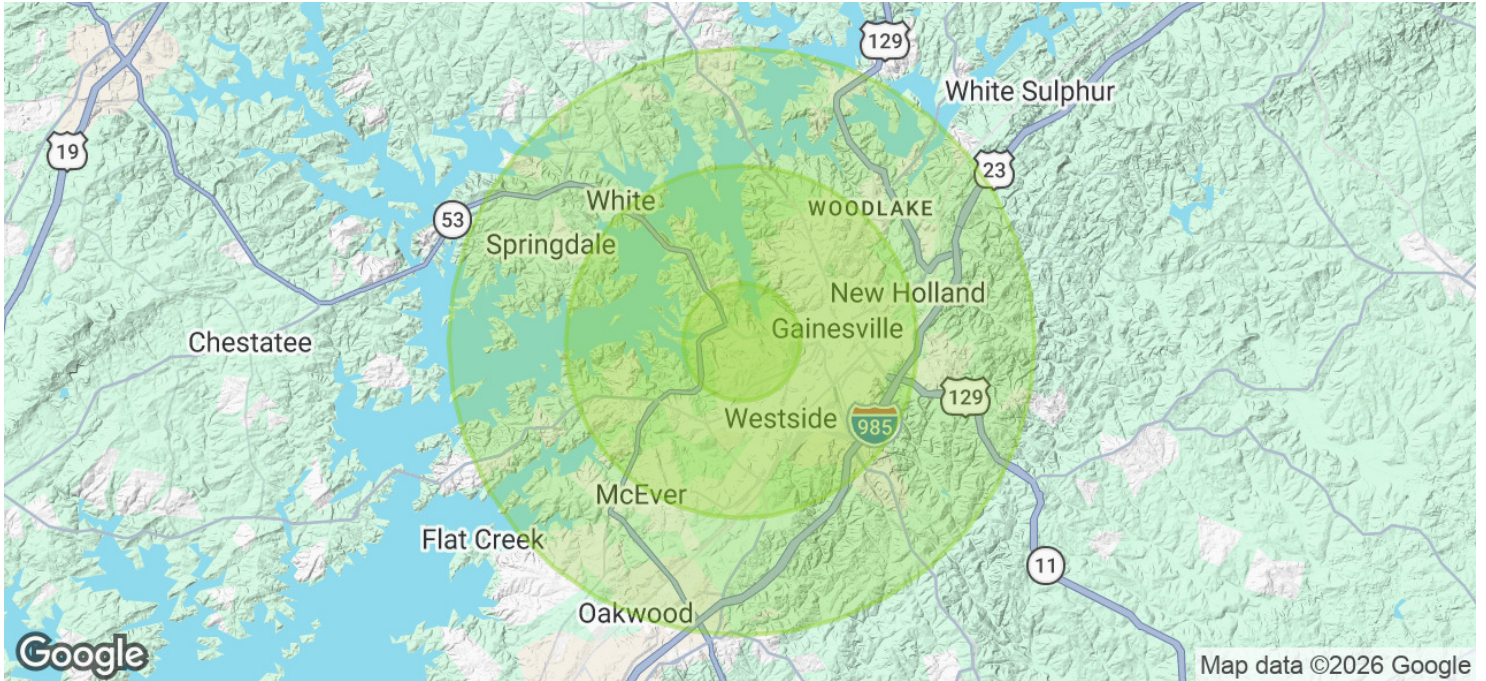
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Population	1 Mile	3 Miles	5 Miles
Total Population	7,292	45,413	77,117
Average Age	27.5	33.4	36.6
Average Age (Male)	27.7	32.9	36.3
Average Age (Female)	28.0	35.0	38.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,337	14,996	26,098
# of Persons per HH	3.1	3.0	3.0
Average HH Income	\$68,689	\$86,222	\$92,801
Average House Value	\$280,223	\$299,649	\$356,019

2023 American Community Survey (ACS)

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