

FOR SALE

# 205 Spalding Street

GRIFFIN, GA 30223



## OFFERING SUMMARY

**Sale Price:** \$419,000

**Lot Size:** 0.78 Acres

**Building Size:** 8,800 SF

**Zoning:** LRD-B  
(Low Density Residential B)

## PROPERTY OVERVIEW

This beautiful church property consists of a sanctuary that comfortably seats approximately 185 people. The downstairs area features a large fellowship hall, a fully equipped kitchen, two bathrooms, one office, and a children’s classroom, providing versatile spaces for events and activities. Upstairs, there are 11 spacious classrooms or offices and two additional bathrooms, perfect for educational programs or administrative use. There are 48 total parking spaces with 29 recently paved and striped spaces on the side and 19 spaces in the back.

## LOCATION OVERVIEW

Situated right in the heart of Spalding County, on the edge of Downtown Griffin. The area offers easy access to major transportation routes, including I-75 and US-19. There are 2,760 VPD at this site along Spalding Street.

For More Information: Patrick Cisco - 404.772.8608

Norton Commercial 434 Green Street Gainesville, GA 30501 nortoncommercial.com

Stephen Lovett  
770.297.4807  
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# NORTON

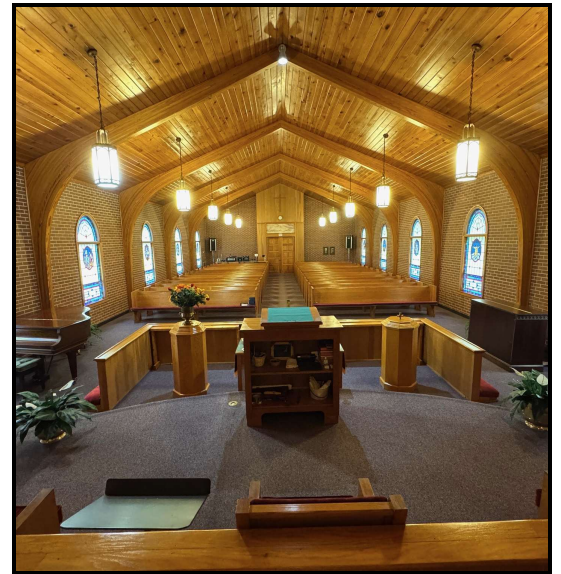
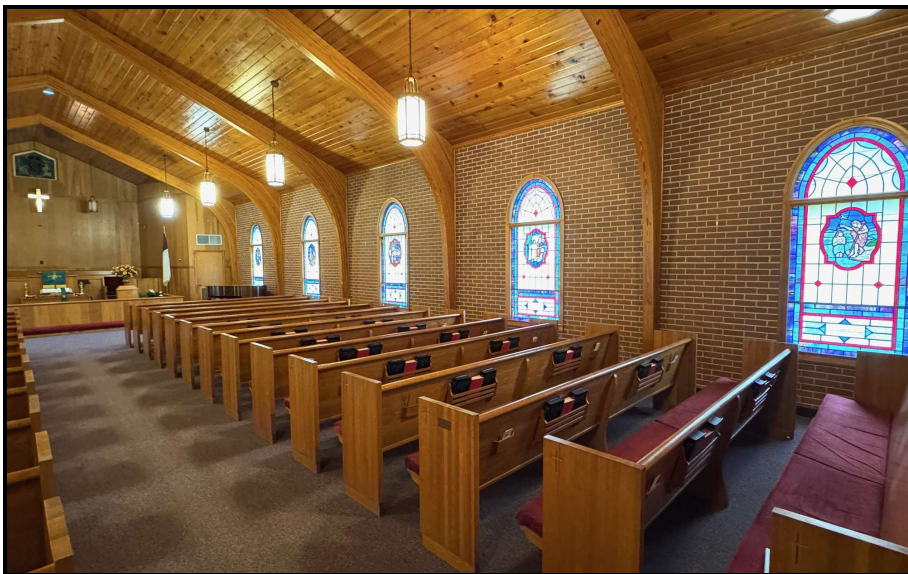
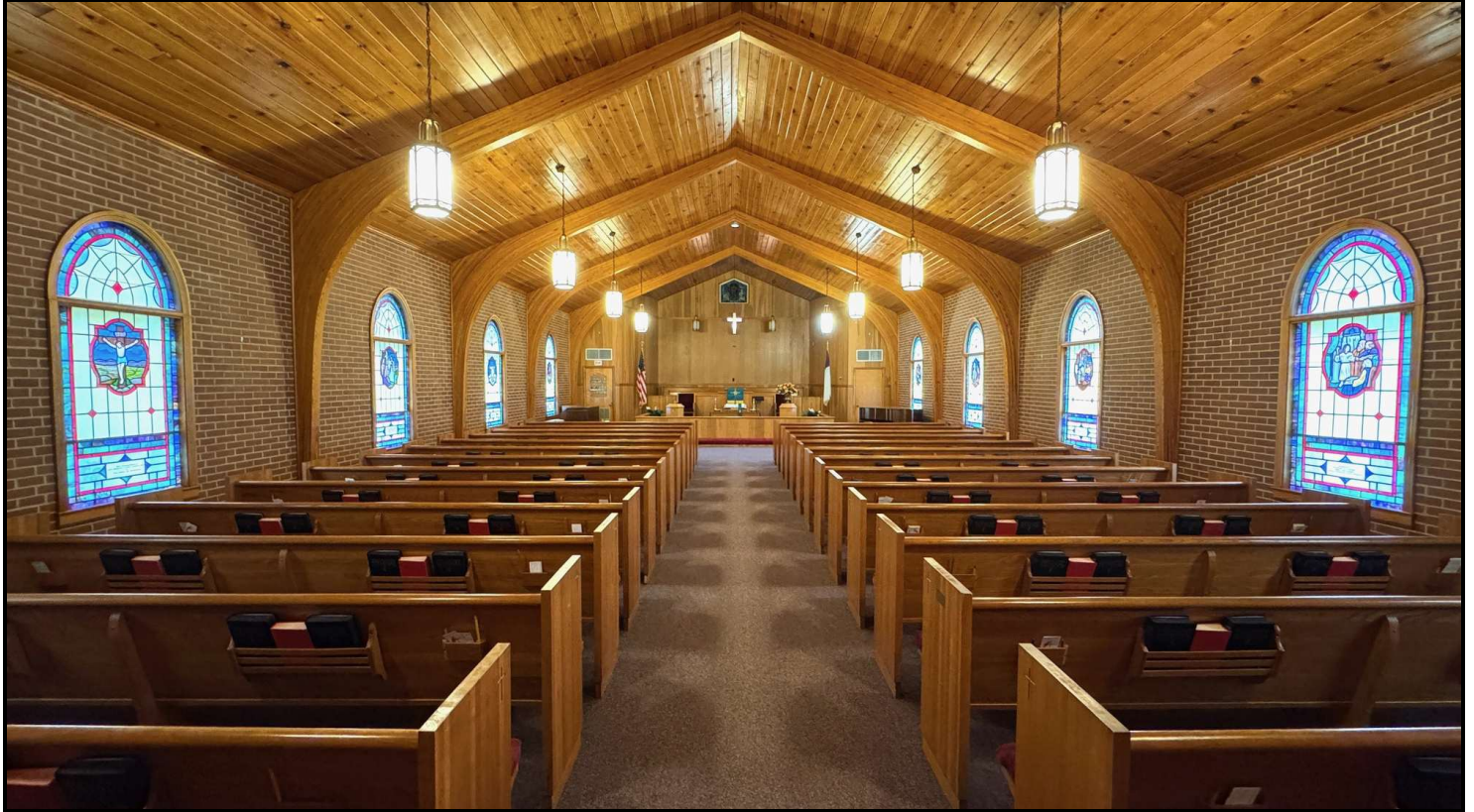
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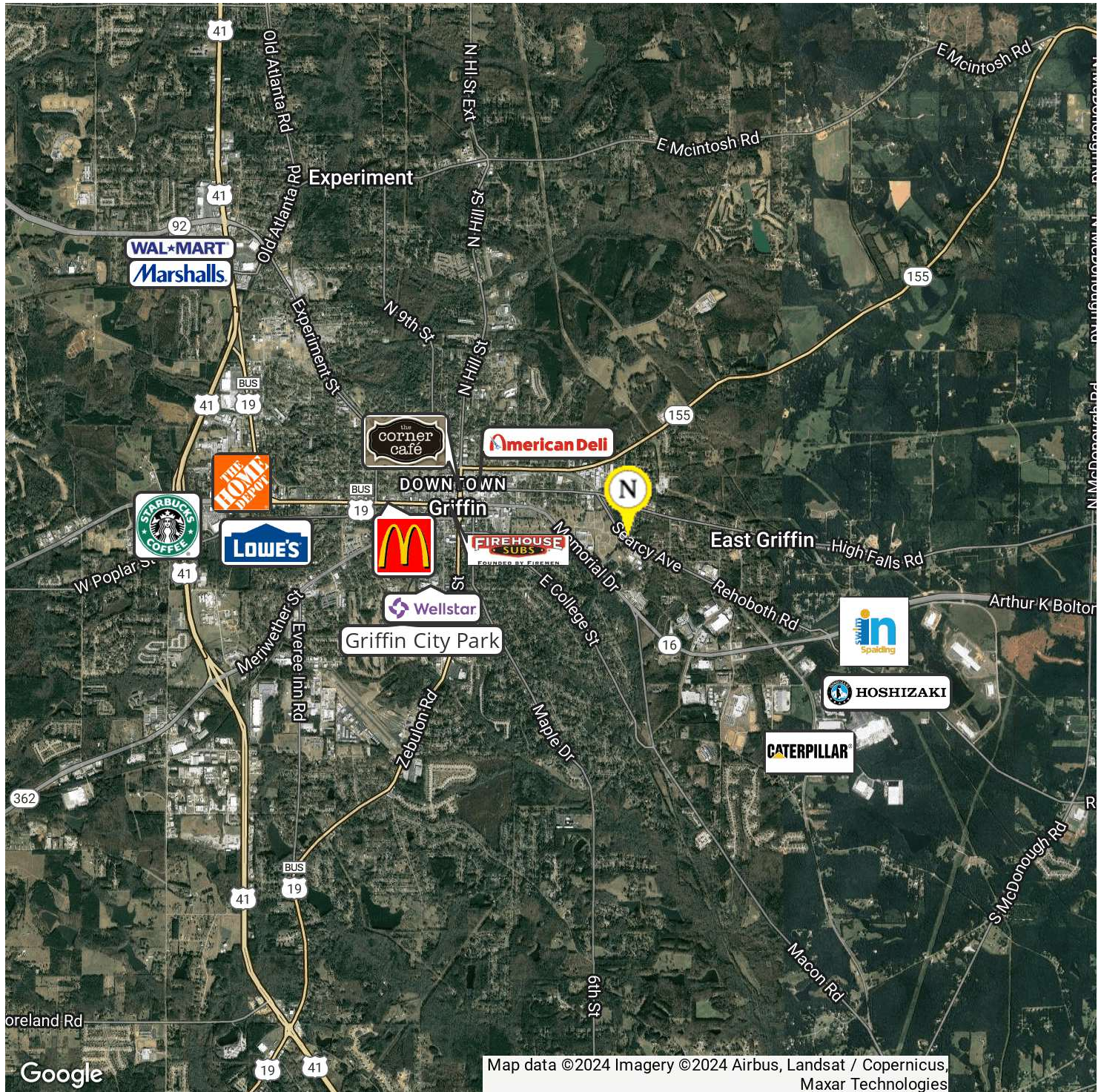
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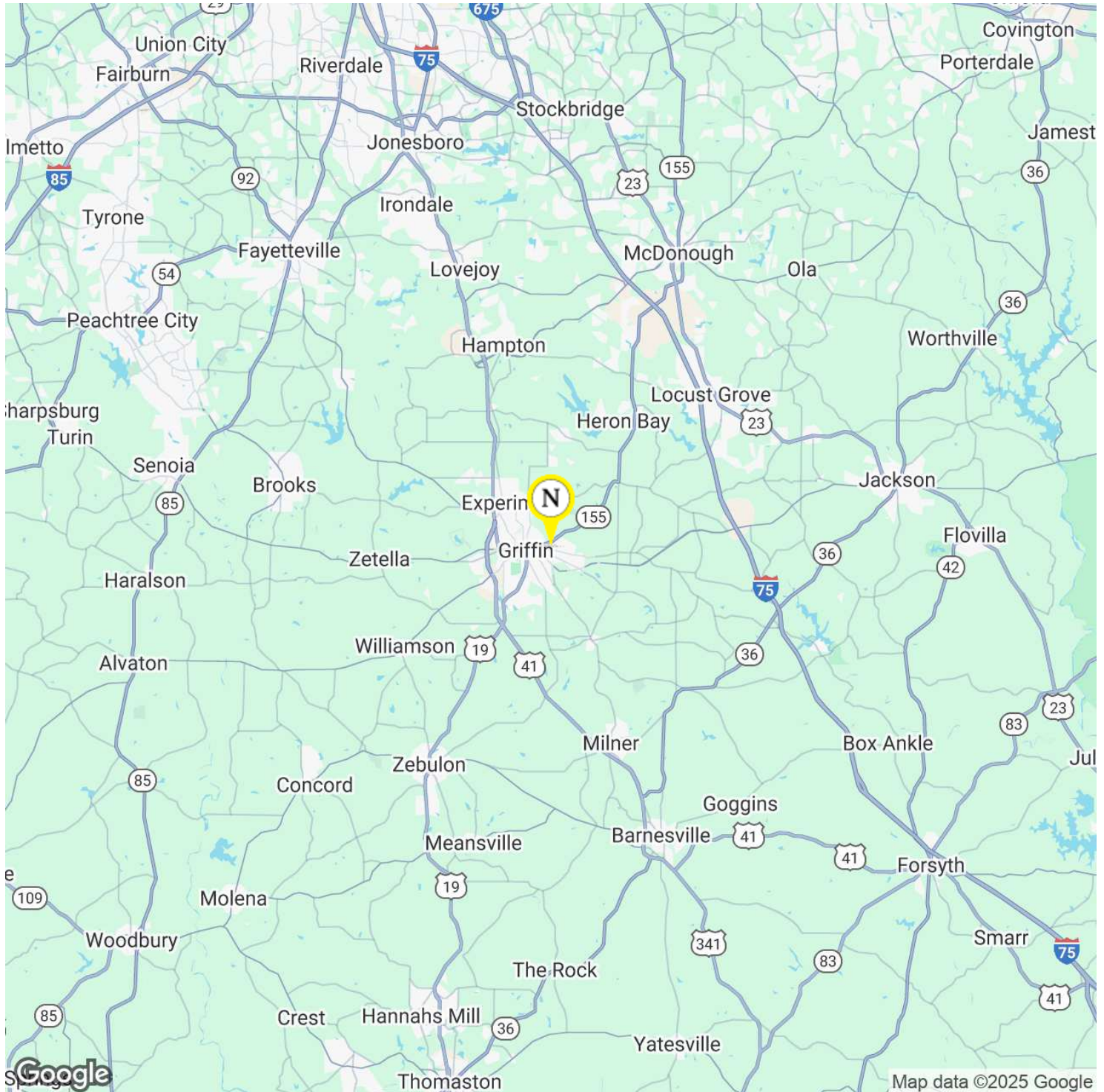
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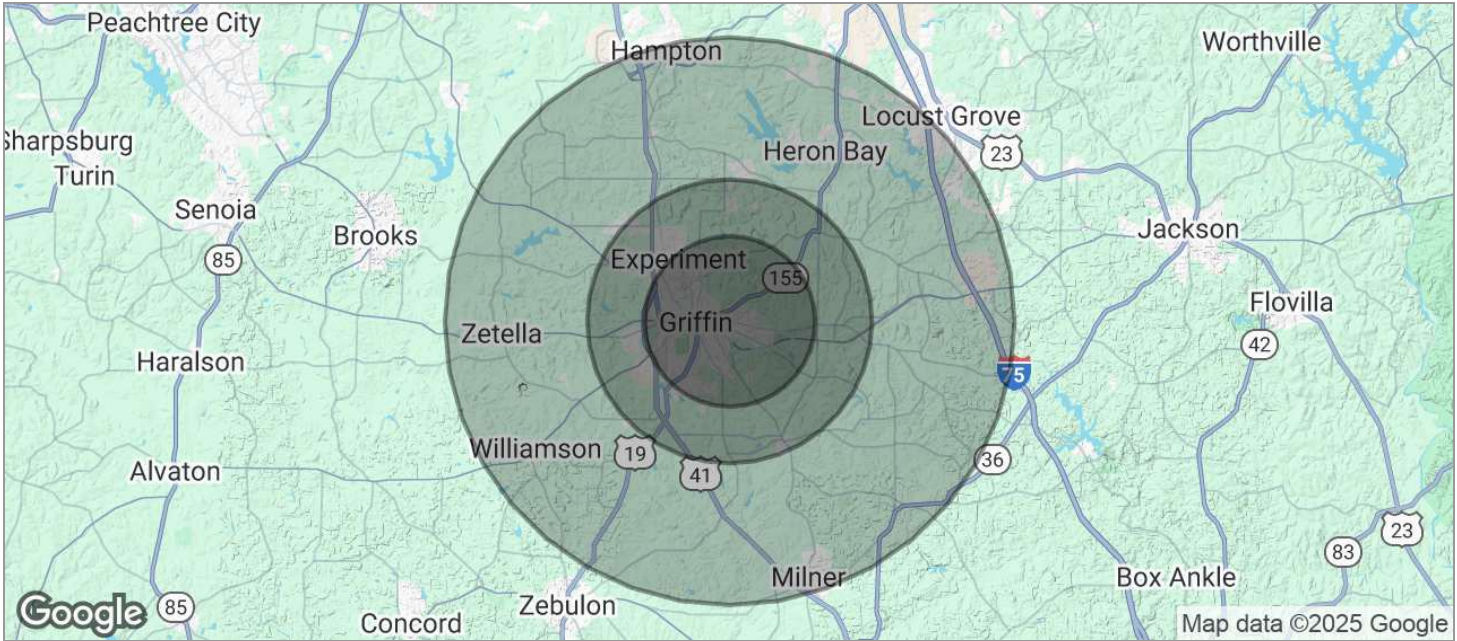
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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	27,983	50,223	102,430
MEDIAN AGE	39	40	41
MEDIAN AGE (MALE)	37	39	39
MEDIAN AGE (FEMALE)	41	42	42
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	10,789	19,387	37,825
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$61,383	\$69,323	\$81,658
AVERAGE HOUSE VALUE	\$197,164	\$215,848	\$244,133

\* Demographic data derived from 2020 ACS - US Census

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