

**2651
LEONE
AVENUE**
WALNUT
GROVE, GA
30052

Land For Sale - 0.82 +/- Acres

JASON MCCART, SIOR
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King *Industrial
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LAND FOR SALE
0.82 +/- ACRES



PROPERTY HIGHLIGHTS

- Located in Growing Walnut Grove (Walton County), GA
- Potential Commercial
- Highway Visibility
- Approximate Traffic Count Daily 14,315 +/- Provided by GDOT
- Level Topo

OFFERING SUMMARY

Lot Size:	0.82 +/- Acres
Zoning:	R1

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ADDITIONAL
PHOTOS

Subject Property

GA 138

Leone Ave (GA 81)

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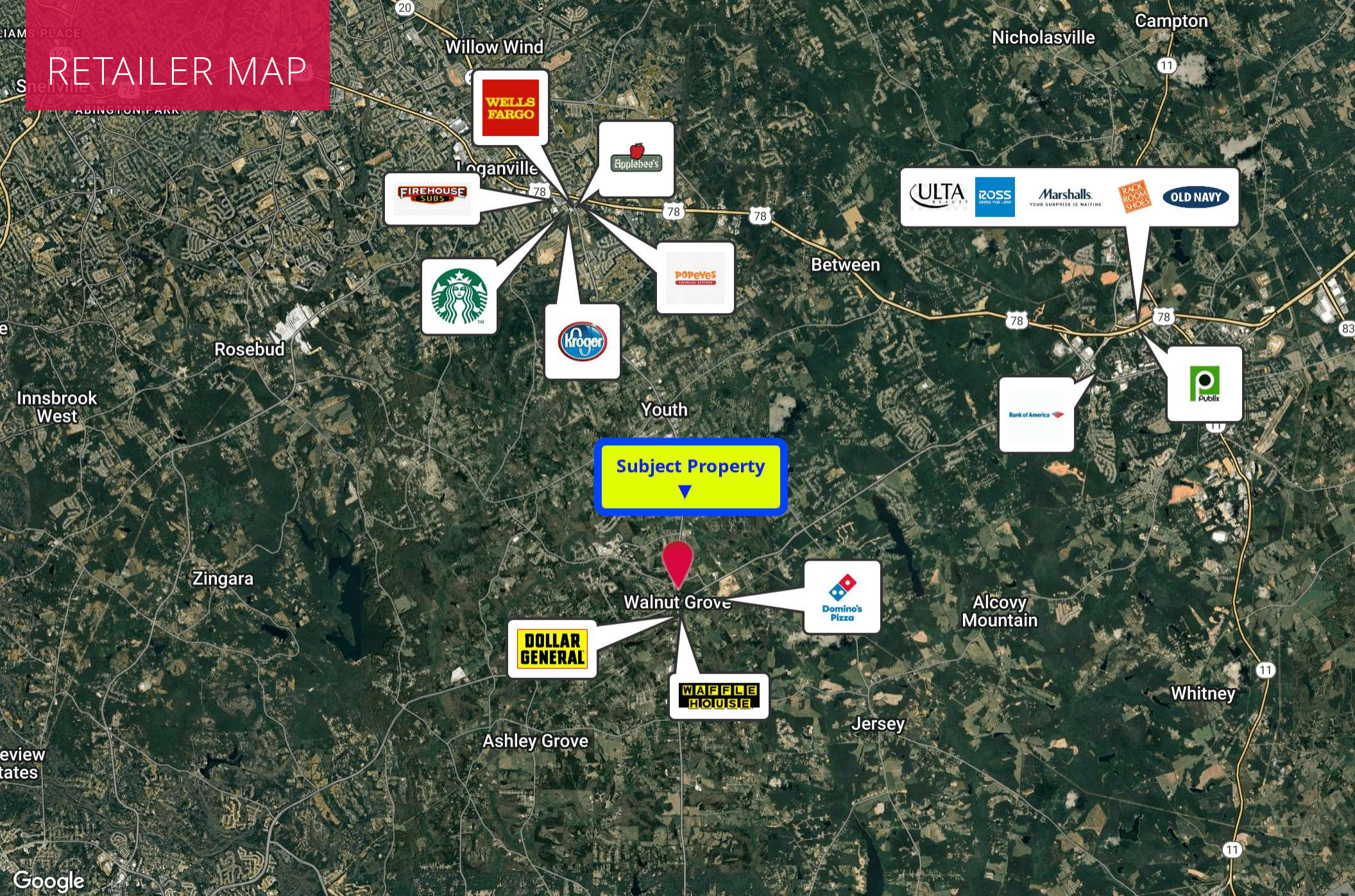
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RETAILER MAP



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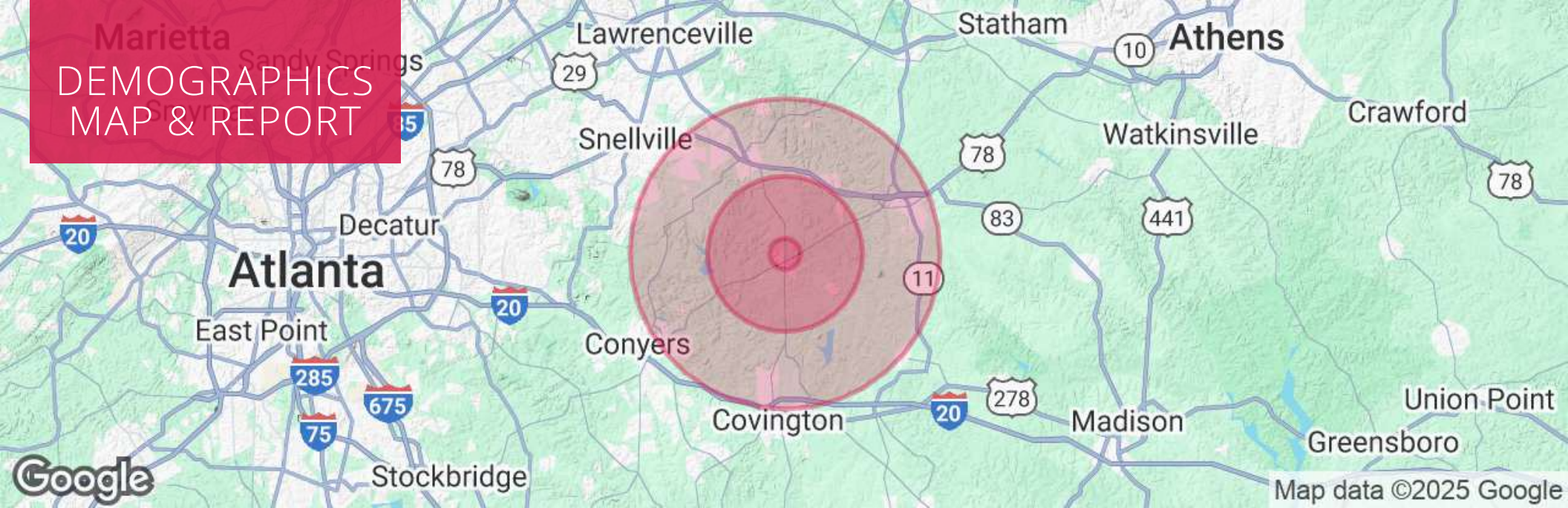
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Marietta Sandy Springs DEMOCRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,877	29,412	159,975
Average Age	38	41	39
Average Age (Male)	37	40	38
Average Age (Female)	39	42	41

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	621	9,940	54,067
# of Persons per HH	3	3	3
Average HH Income	\$102,633	\$112,641	\$103,763
Average House Value	\$292,148	\$348,141	\$314,000

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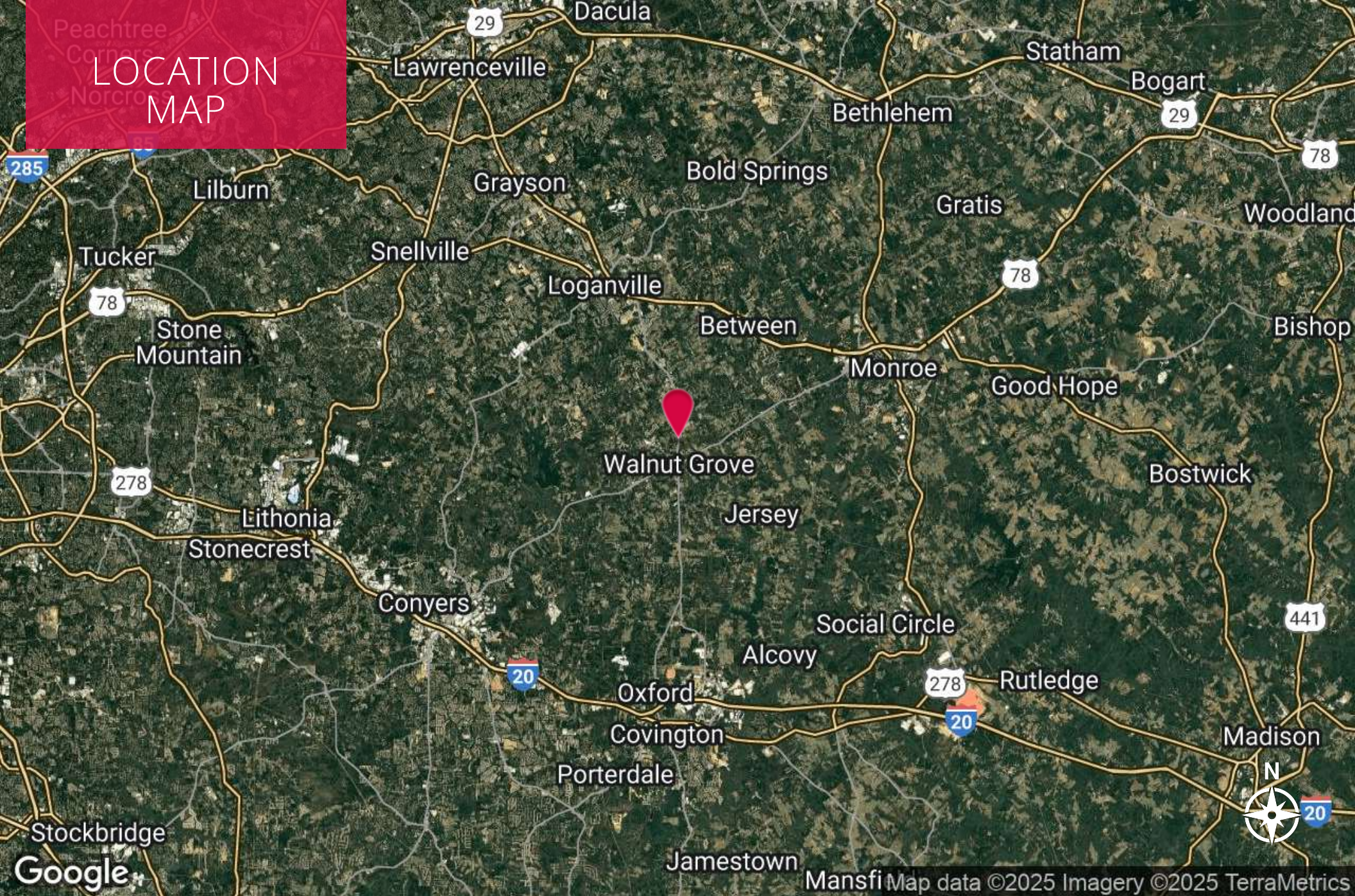
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LOCATION MAP



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