

# Commercial Development Opportunity

4016 & 4066 Anvil Block Rd. + 693 & 721 Fairview Rd. Ellenwood, GA 30294



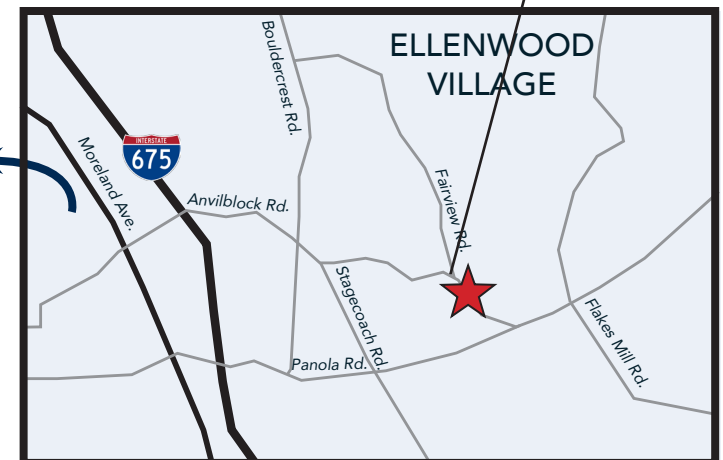
## FEATURES

- Price upon request
- 12.6 acres of land
- Red light exchange w/two curb cuts
- Busy intersection Fairview Rd-Anvil Block Rd. (14,300 VPD)
- 1,400 SF of road frontage
- Zoned commercial /mixed use
- All utilities to property
- 8 units/acre permitted
- ~14 miles to Atlanta Airport
- Logistics center submarket



## PROPERTY OVERVIEW

12.6 acres of land in Northwest Henry County. This site offers a unique development opportunity for medium density residential and retail commercial in Ellenwood, GA. Fairview Road and Anvil Block Road have been widened providing a busy east/west connection to and from I-675. The site is conveniently located near commercial shopping centers and adjacent to new county recreational fields.



**FOR MORE INFORMATION, PLEASE CONTACT**  
Todd Semrau | 404-254-1379 | tsemrau@oakrep.com

# FOR SALE

## Commercial Mixed-use Development Opportunity

351 Bowden Rd. + 693 & 721 Fairview Rd. + 4002 & 4066 Anvil Block Rd. Ellenwood, GA 30294



## ELLENWOOD RETAIL SUBMARKET

- Anchored by Kroger, Home Depot and Ingles
- The Ellenwood Retail Market is ranked a Top 3 Shopping Center by Traffic in a five-mile radius
- Located at the intersection of Fairview Road and Panola Road (26,910 VPD)
- 36,000 residents within a three-mile radius with an average household income exceeding \$85,000
- Multiple national quick serve restaurant concepts, pharmacy's and automotive related businesses located in the area



# FOR SALE



## Commercial Mixed-use Development Opportunity

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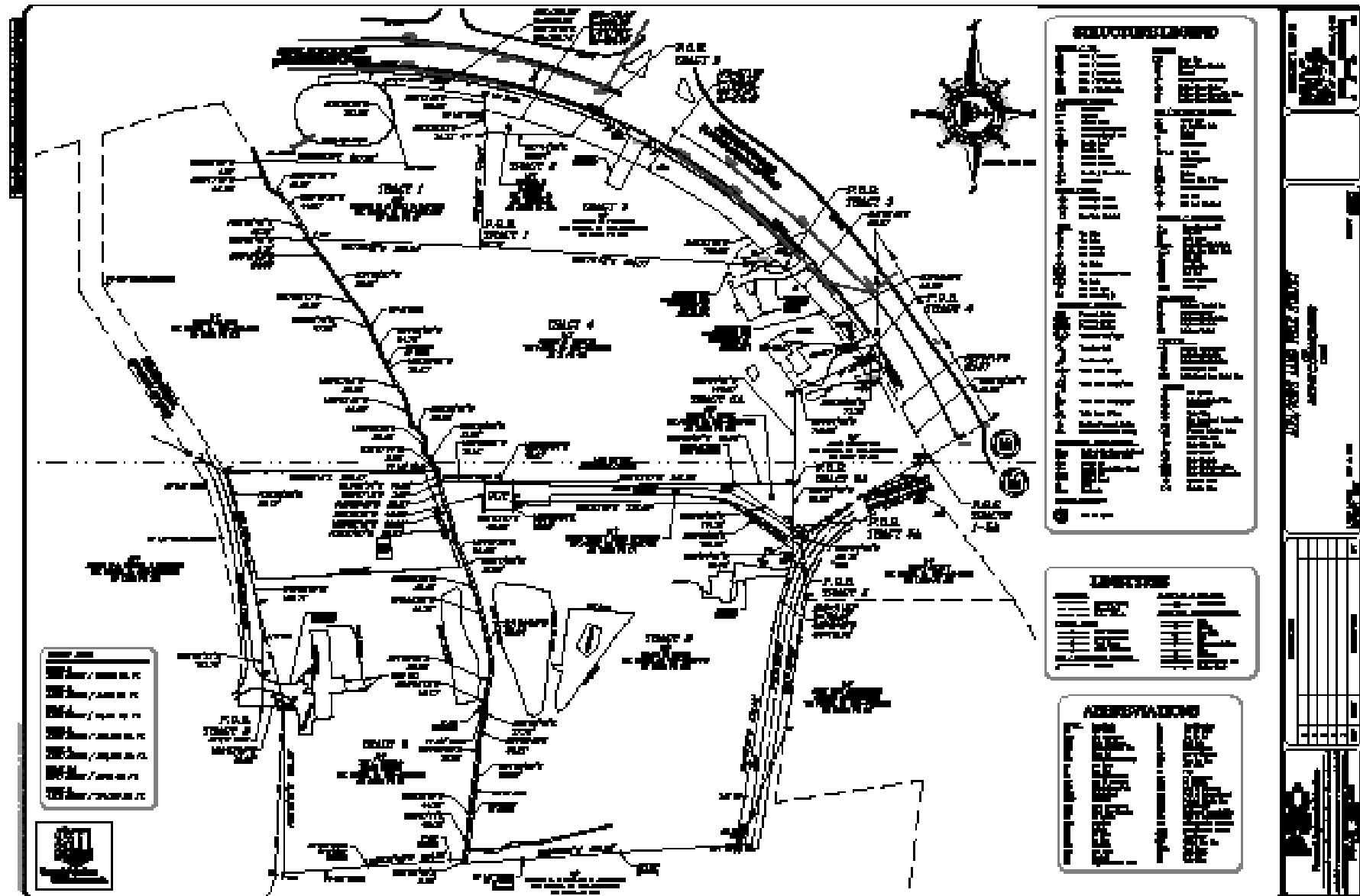
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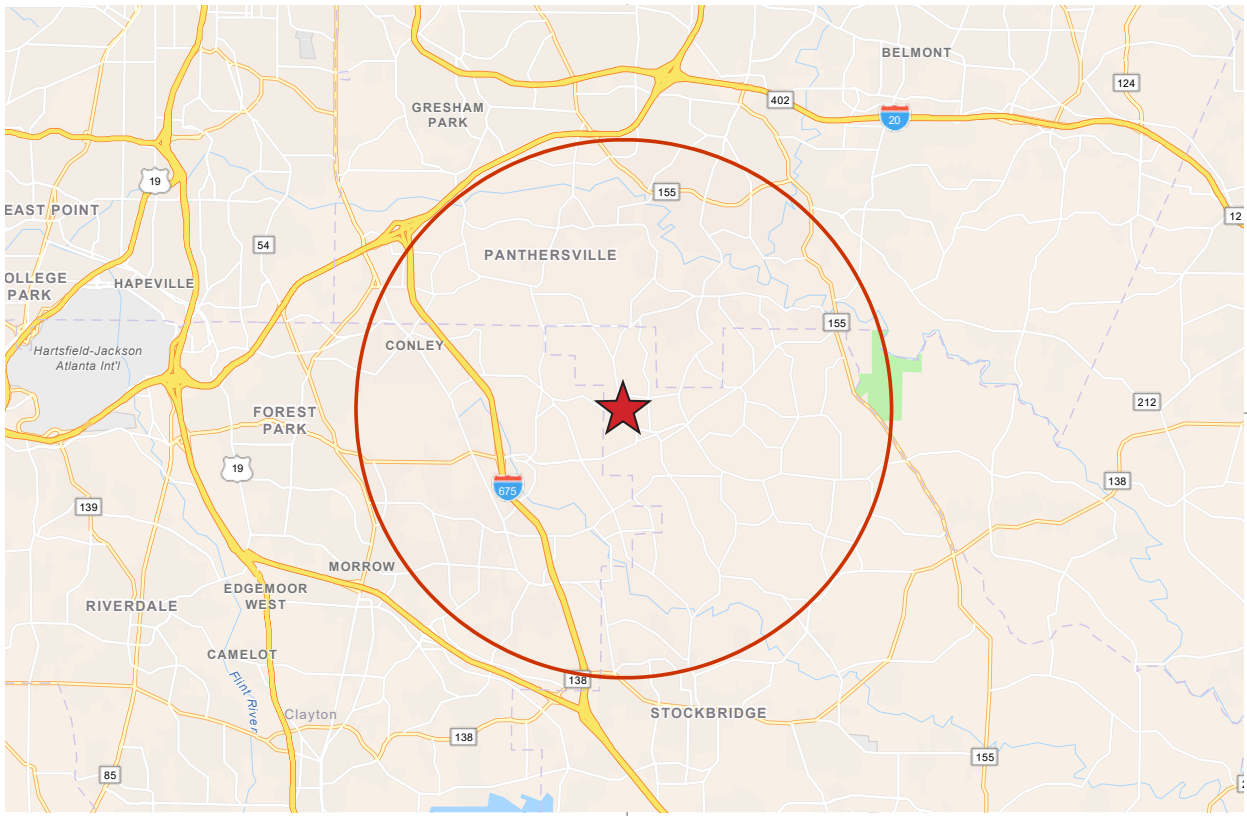
### VILLAGE PARK

Village Park (across the street from subject property) at North Henry comprises 34 acres and is equipped with an event lawn, two multi-purpose athletic fields, an interactive water feature, paved walking trails and many other features including a community building, and a 1.1-mile paved walking/jogging track.

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# FOR SALE

## Demographics Within 5 Mile Radius



### KEY FACTS



### EMPLOYMENT



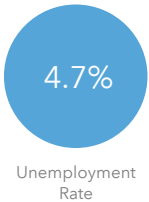
White Collar



Blue Collar



Services



### BUSINESS



2,228

Total Businesses



40,348

Total Employees

### EMPLOYMENT



58.6%  
White Collar



15.2%  
Services



26.1%  
Blue Collar



4.7%  
Unemployment Rate

### EDUCATION



No High School Diploma



27%  
High School Diploma

High School Diploma



31%  
Some College

Some College



28%  
Bachelor's/Grad/Prof Degree

Bachelor's/Grad/Prof Degree

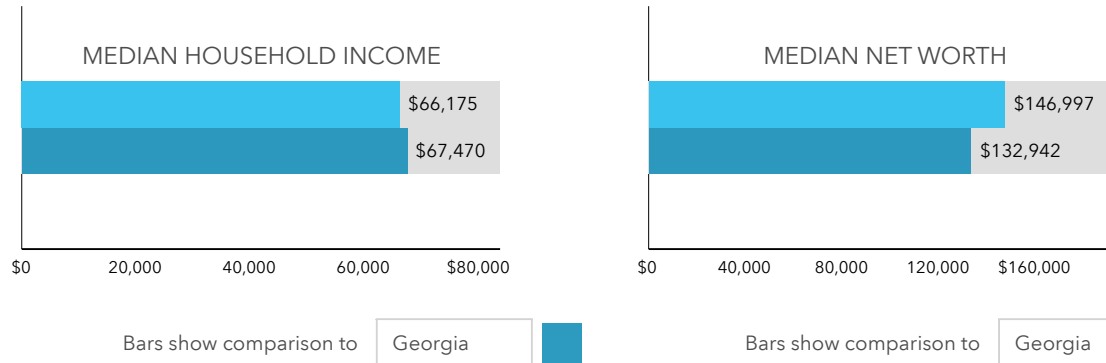
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## Demographics Within 5 Mile Radius

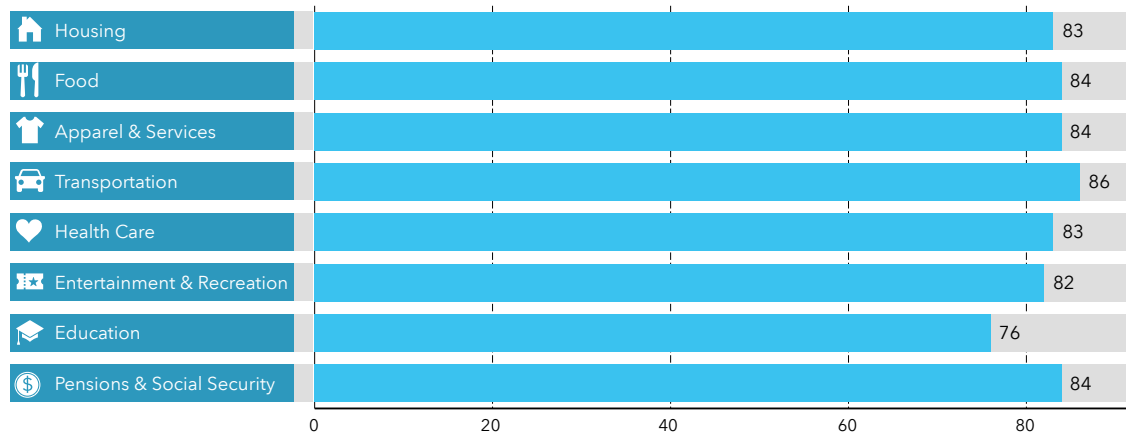
### INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g, mortgages) or unsecured (credit cards) for this area.



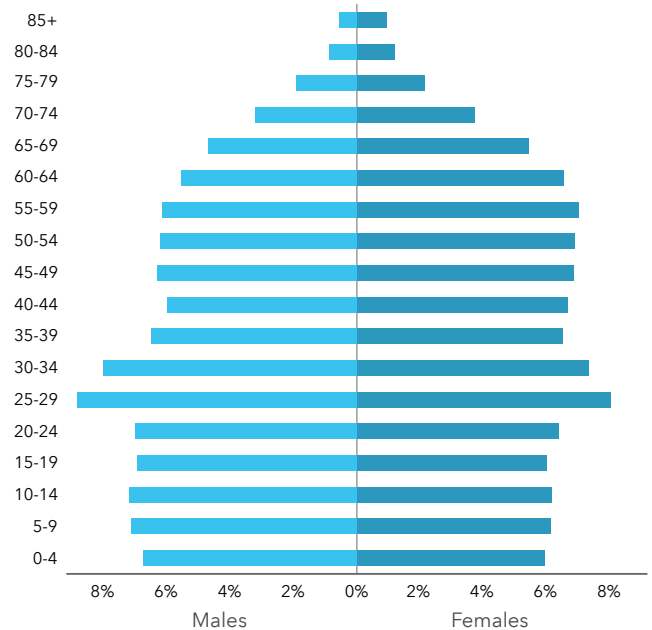
### AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



### AGE BY SEX

Median Age: 35.9



### DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

