



CANDLER

REAL ESTATE

1340 Calvary Church Rd SW (Lot 1) | Gainesville, GA 30507
Industrial Lot for Sale

LOT 1

LEE HEMMER, CCIM, SIOR

Principal/Managing Broker lee@candler.com

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ Industry Expertise

INDUSTRIAL LOT FOR SALE

1340 Calvary Church Rd SW (Lot 1), Gainesville, GA 30507



Property Description

Price: \$575,000
Zoning: Light Industrial
Market: Northeast Georgia
Acres: 1.71 acres

Property Highlights

- Level commercial lot located in downtown Gainesville
- Buildable commercial lot
- Approved for 38,670 SQFT possibly 42,000 SQFT building
- Great for manufacturing and industrial office/warehouse/storage
- Build to suit

Offering Summary

Sale Price:	\$575,000
Lot Size:	1.71 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	143	9,268	28,601
Total Population	565	31,890	85,170
Average HH Income	\$66,683	\$68,581	\$78,002

Presented By:

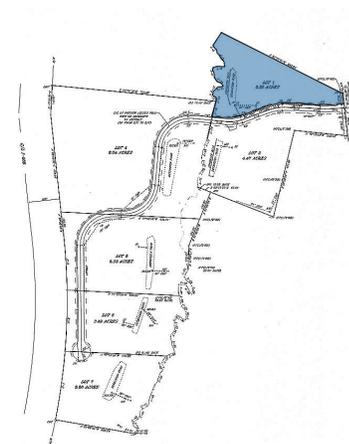
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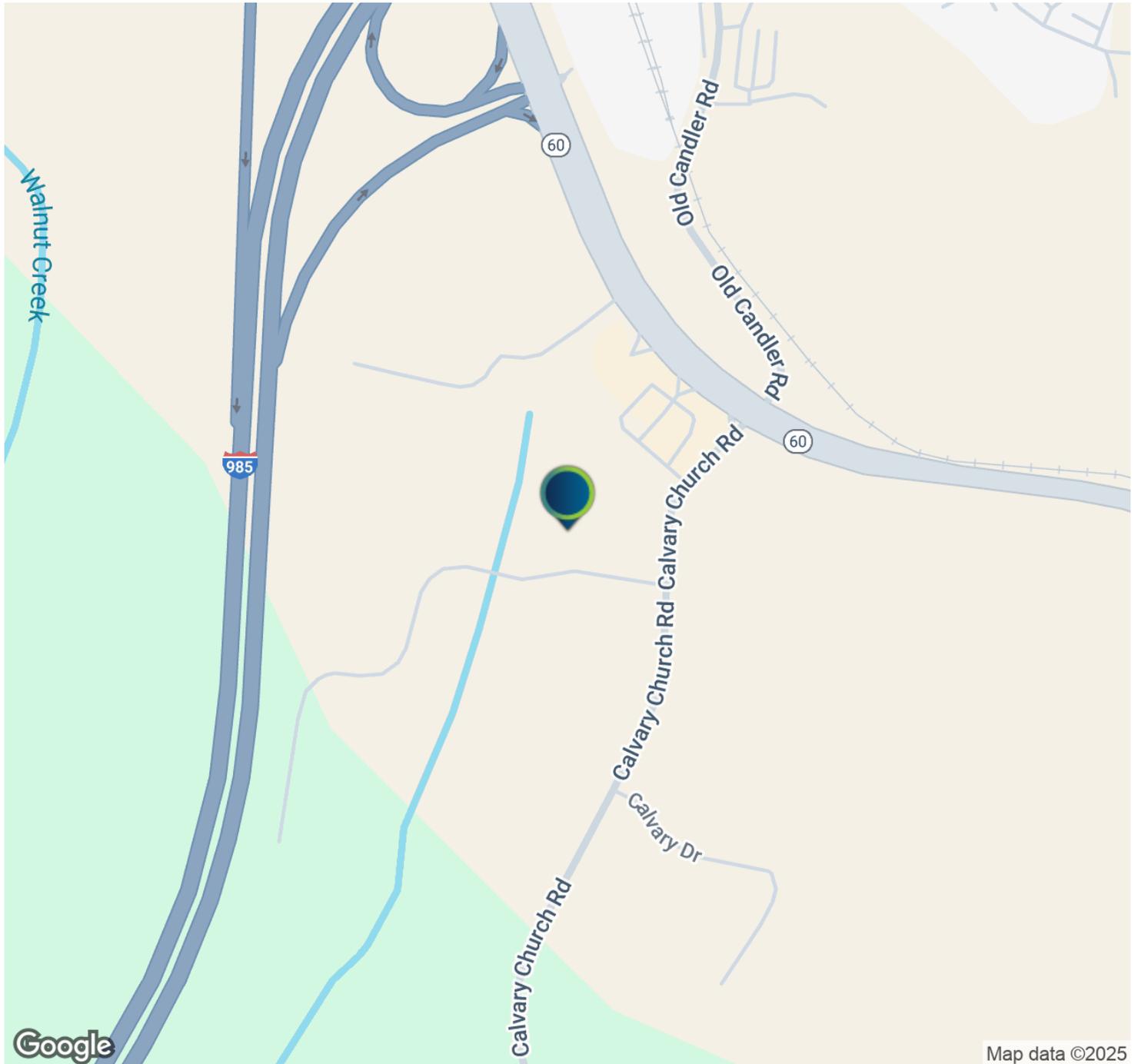
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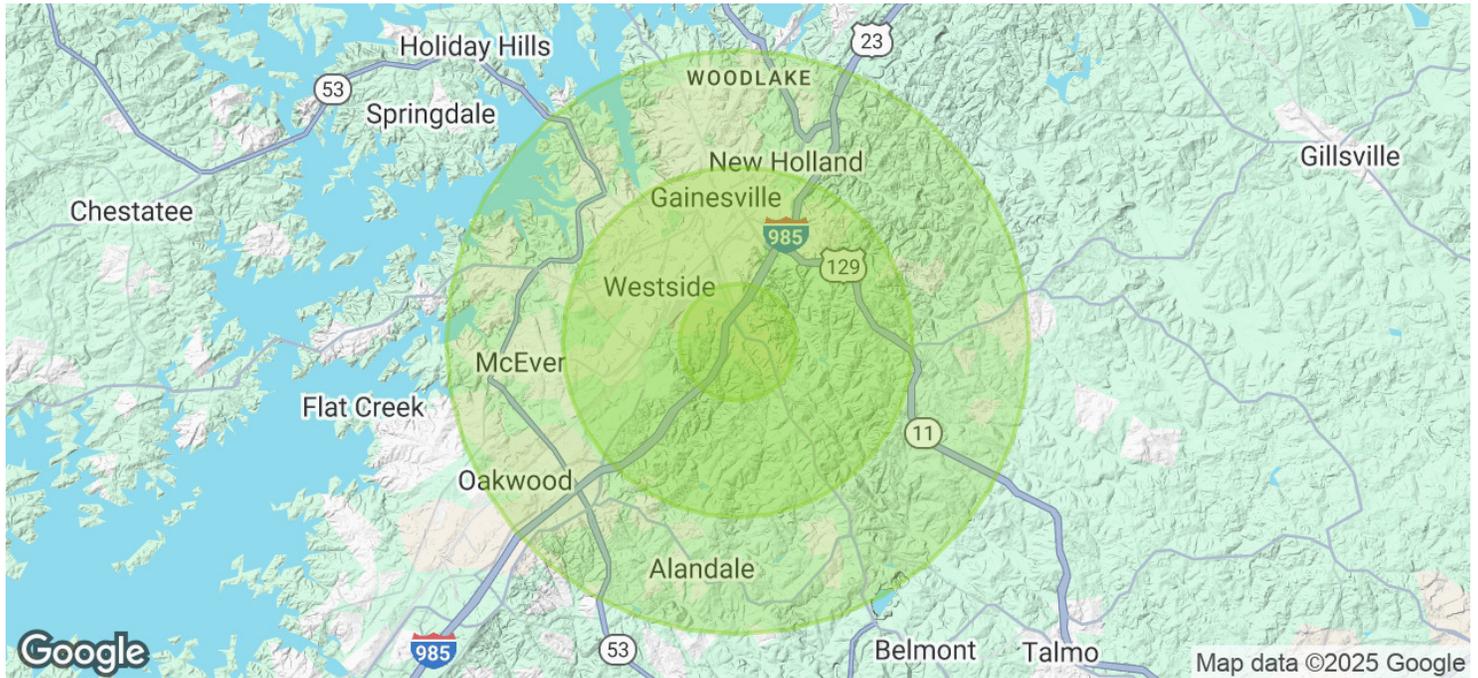
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Population	1 Mile	3 Miles	5 Miles
Total Population	565	31,890	85,170
Average Age	33	33	36
Average Age (Male)	32	32	35
Average Age (Female)	33	33	37

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	143	9,268	28,601
# of Persons per HH	4	3.4	3
Average HH Income	\$66,683	\$68,581	\$78,002
Average House Value	\$226,717	\$255,939	\$338,149

Demographics data derived from AlphaMap

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Direct: **770.988.6383**

GA #183296

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