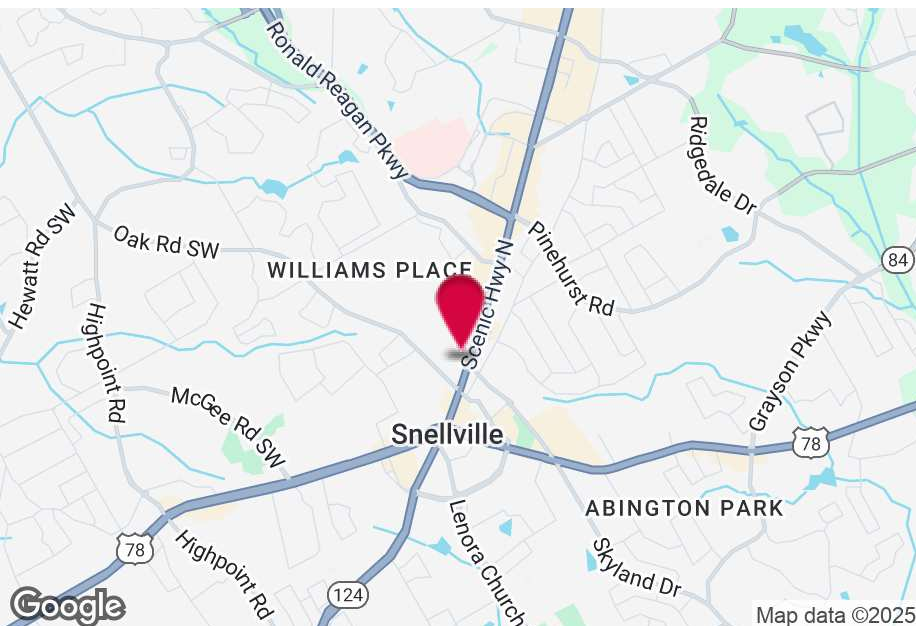


FOR SALE

2179 SCENIC HIGHWAY

Snellville, GA 30078

.54 +/- ACRES



PROPERTY HIGHLIGHTS

- Zoned BN - City of Snellville
- Pin Corner on GA Hwy 124
- High Traffic Volume - 60,000 / Daily
- Convenient to Numerous Major Retail Developments

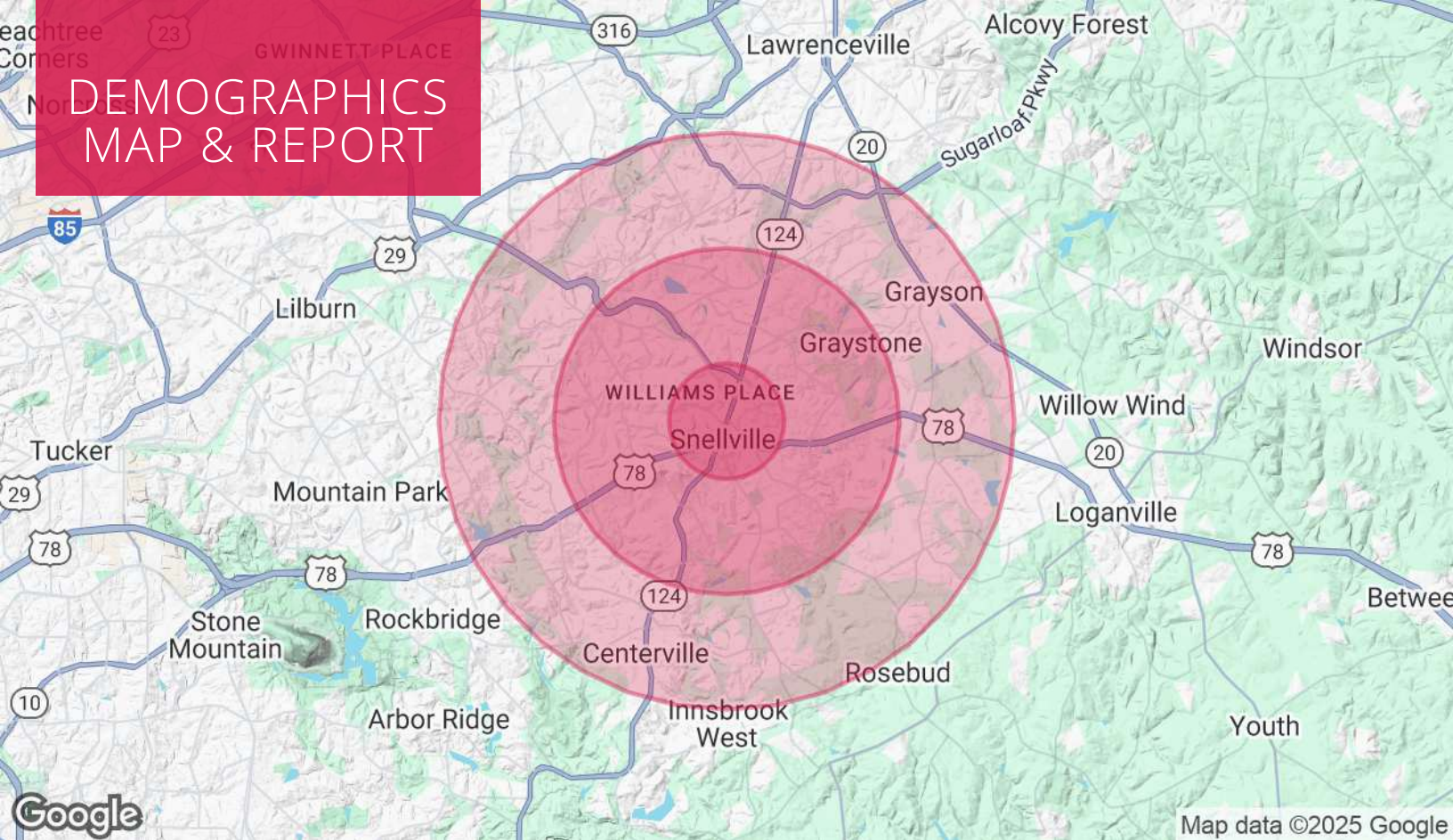
BUILDING SUMMARY

Zoning:	BN
Acres:	0.54 +/-

Jason McCart, SIOR
Senior Vice President
jmccart@kingindustrial.com
770.601.5451



Industrial • Commercial • Investment



POPULATION

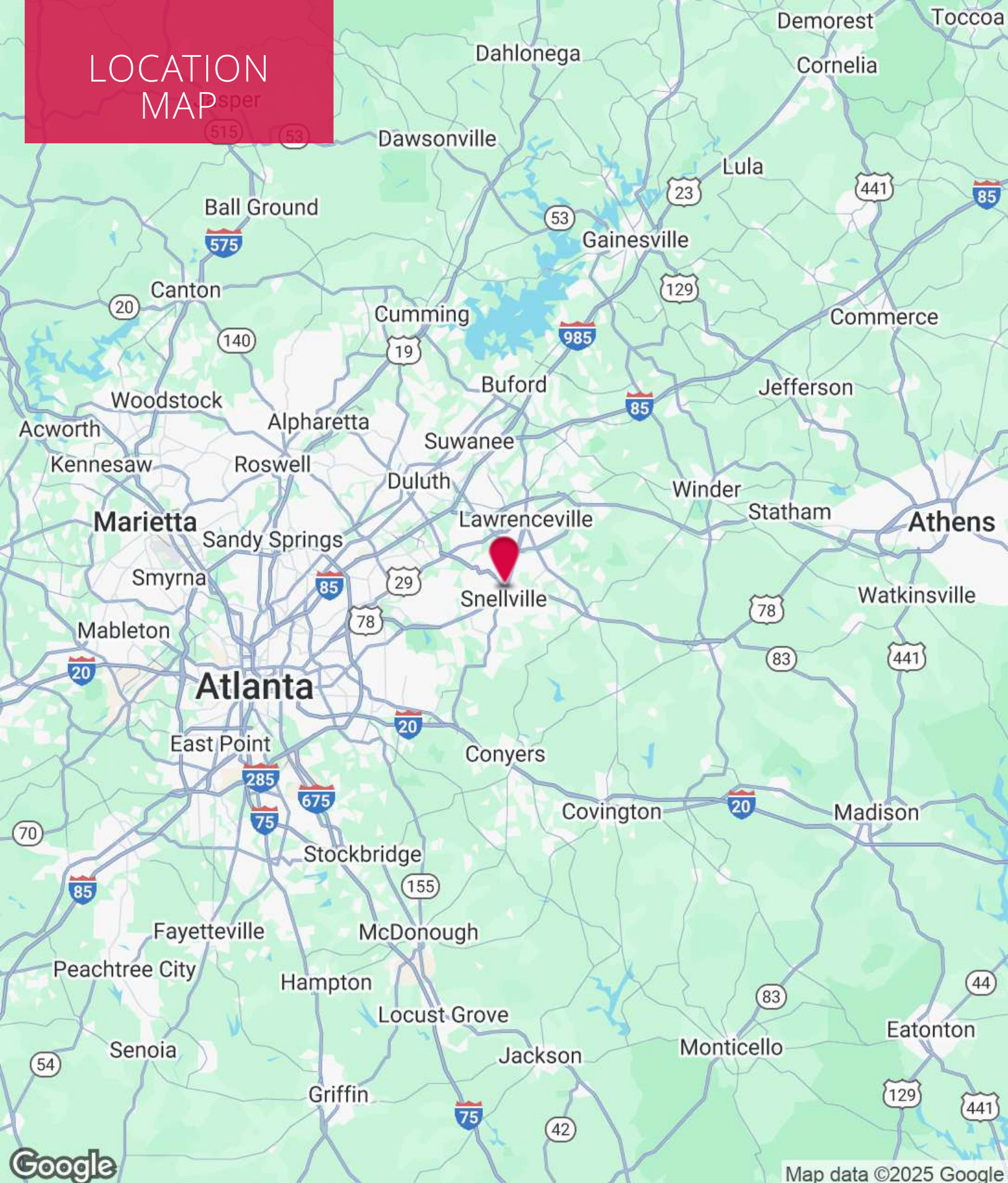
	1 MILE	3 MILES	5 MILES
Total Population	5,687	56,041	152,070
Average Age	41.0	38.2	36.3
Average Age (Male)	40.1	37.6	35.2
Average Age (Female)	41.3	38.6	37.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,964	18,555	50,026
# of Persons per HH	2.9	3.0	3.0
Average HH Income	\$90,813	\$86,804	\$82,851
Average House Value	\$236,642	\$227,865	\$223,890

2020 American Community Survey (ACS)

LOCATION MAP



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