



## Prime 1-acre commercial development site

- ±1 acre level well-shaped corner commercial lot
- Approved convenience store site with zoning and layout approvals in place by Hall County
- High-traffic location along Highway 129 South (Athens Highway)
- All utilities available to the site
- Located between I-985 and I-85, offering excellent regional connectivity
- Minutes from Gainesville, surrounding residential growth, and Sugar Hill Elementary
- Asking Price: \$1,100,000

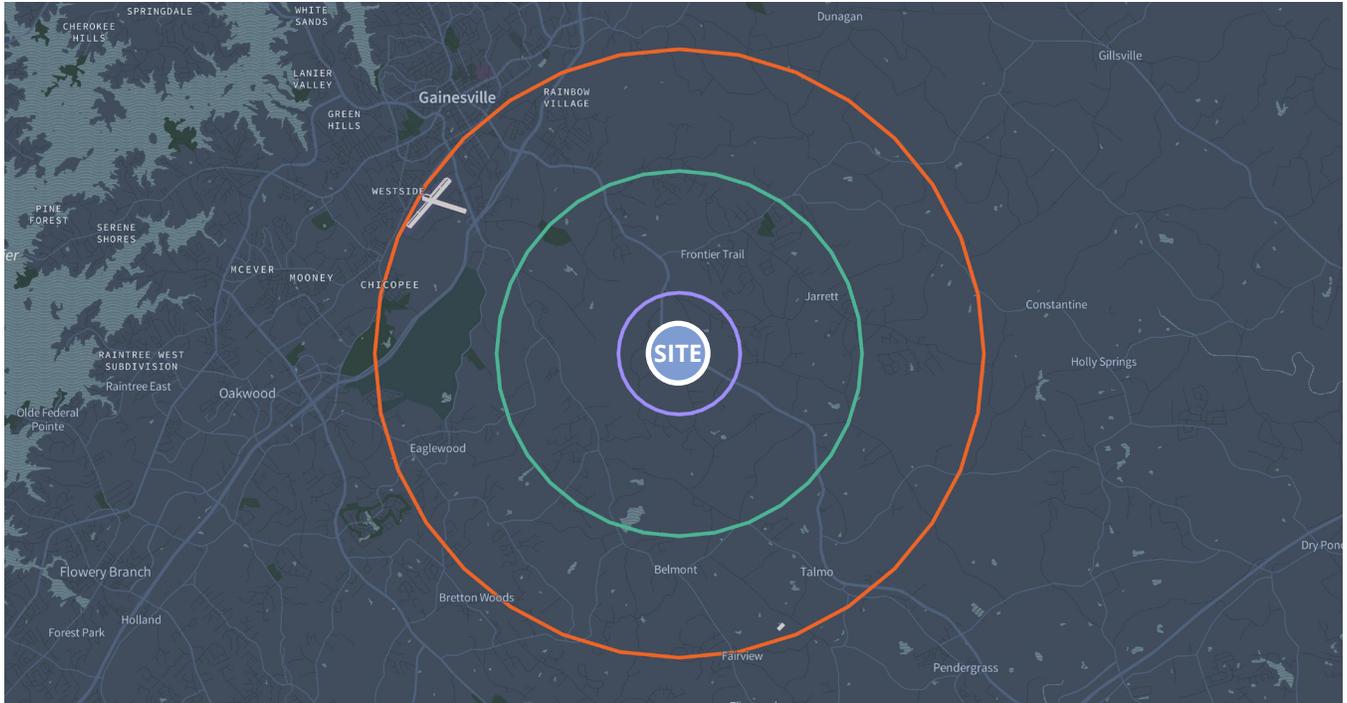
### For further information

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# Land for Sale

2978 Athens Highway, Gainesville, Georgia 30507



|                            | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------------|-----------|-----------|-----------|
| Total current population   | 1,287     | 10,857    | 37,453    |
| Total projected population | 1,288     | 10,814    | 38,383    |
| Total households           | 349       | 2,791     | 11,120    |
| Median age                 | 31        | 31        | 32        |
| Median household income    | \$71,653  | \$72,772  | \$72,787  |
| Median home value          | \$324,478 | \$287,457 | \$293,385 |
| Bachelors degree or more   | 28        | 715       | 3,051     |

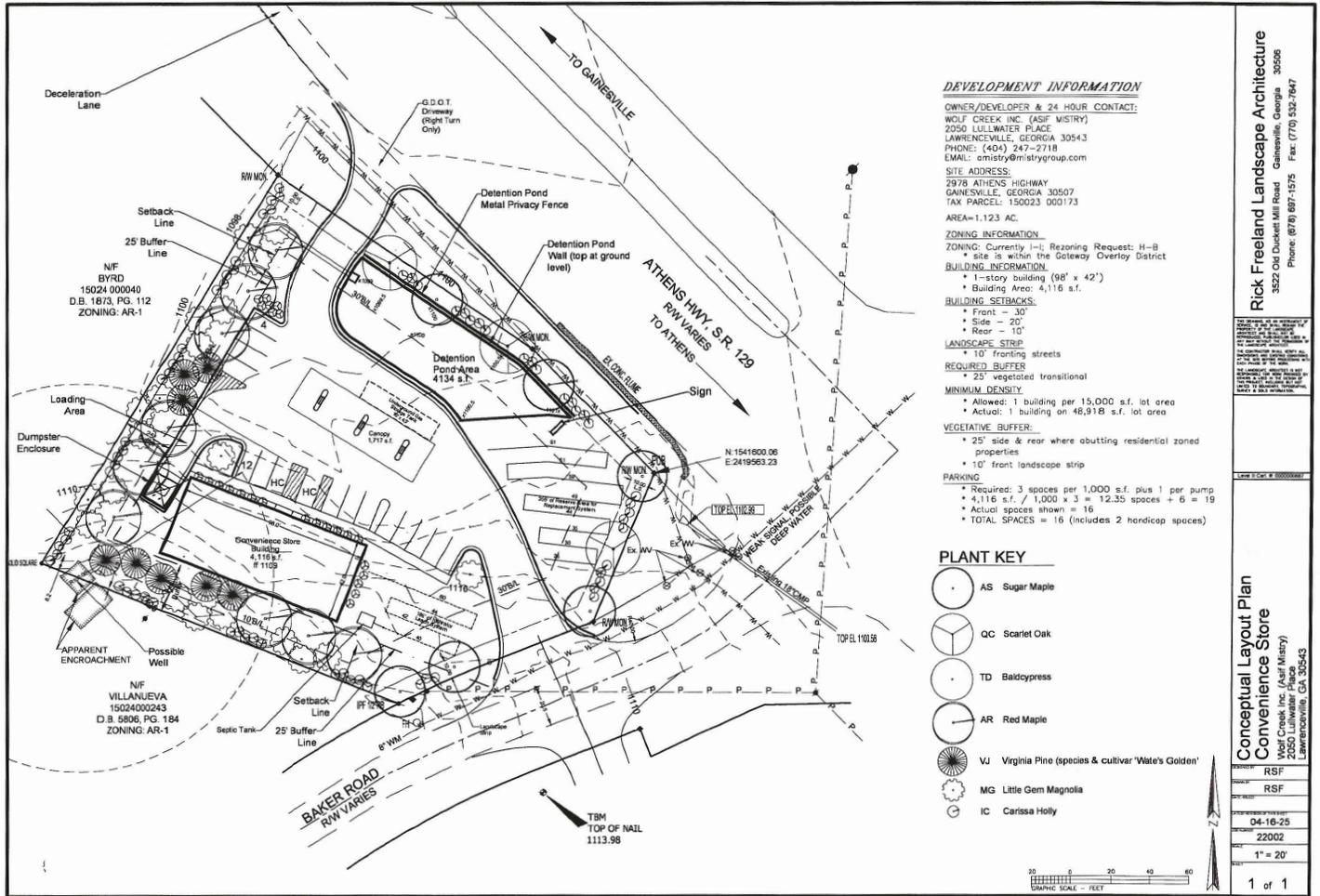
Source: Avison Young Technologies

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## Get more information

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