

5905 JIMMY CARTER BLVD

COMMERCIAL OPPORTUNITY

±1.08 ACRES

NORCROSS, GWINNETT COUNTY | GEORGIA

JIMMY CARTER BLVD 41,500 VPD

WALKER & DUNLOP®

5905 JIMMY CARTER BLVD

COMMERCIAL OPPORTUNITY

±1.08 ACRES

NORCROSS, GWINNETT COUNTY | GEORGIA

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WALKER & DUNLOP | ATLANTA

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Walker & Dunlop Investment Sales, LLC | Firm License # 263036

BRO License # 274875 | 404.384.3900

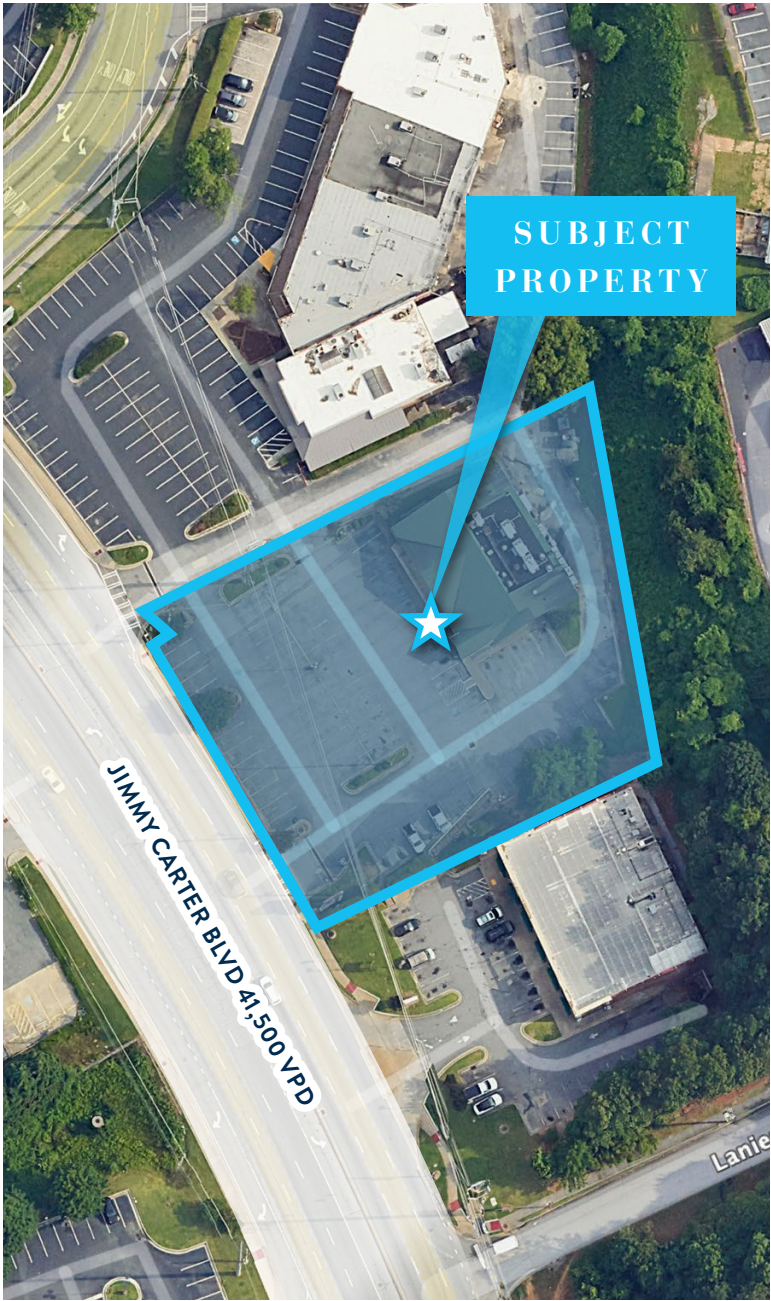
WALKER & DUNLOP®

PROPERTY OVERVIEW

Walker & Dunlop Investment Sales is pleased to present the opportunity to acquire ±1.08 acres of commercial land and the existing commercial building located along Jimmy Carter Boulevard in Norcross, Gwinnett County, Georgia. The property benefits from prominent frontage along Jimmy Carter Boulevard and is strategically located approximately 0.6 miles from Interstate 85 and approximately 1.0 mile from Buford Highway.

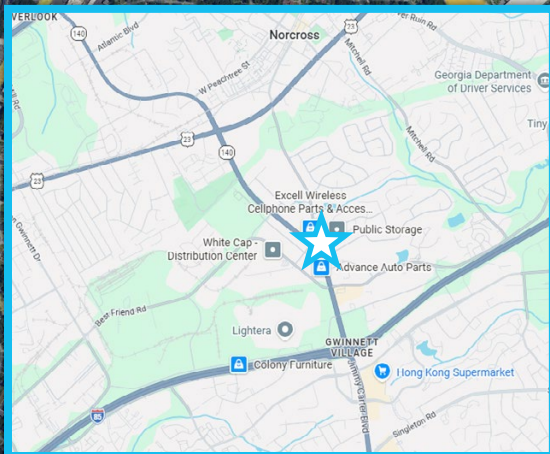
Property will also come with a billboard.

ZONING	C2 - General Business
UTILITIES	All available to site <i>*Subject to Independent Verification</i>
FRONTAGE	Just over 200' of road frontage along Jimmy Carter Boulevard
BUILDING SIZE	4,780 SF
LOCATION COUNTS	Within one mile of Buford Highway
DEMOGRAPHICS	Jimmy Carter Boulevard has a traffic count of 41,500 cars per day N Norcross Tucker Rd has a traffic count of 9,230 cars per day 2025 Average Household Income of \$74,615 within 1 mile 2025 -2030 one-mile population growth estimate: 4.5% 2025 -2030 one-mile household growth estimate: 4.5% Year: 2024 Source: GDOT, CoStar
PRICE	\$2,175,000



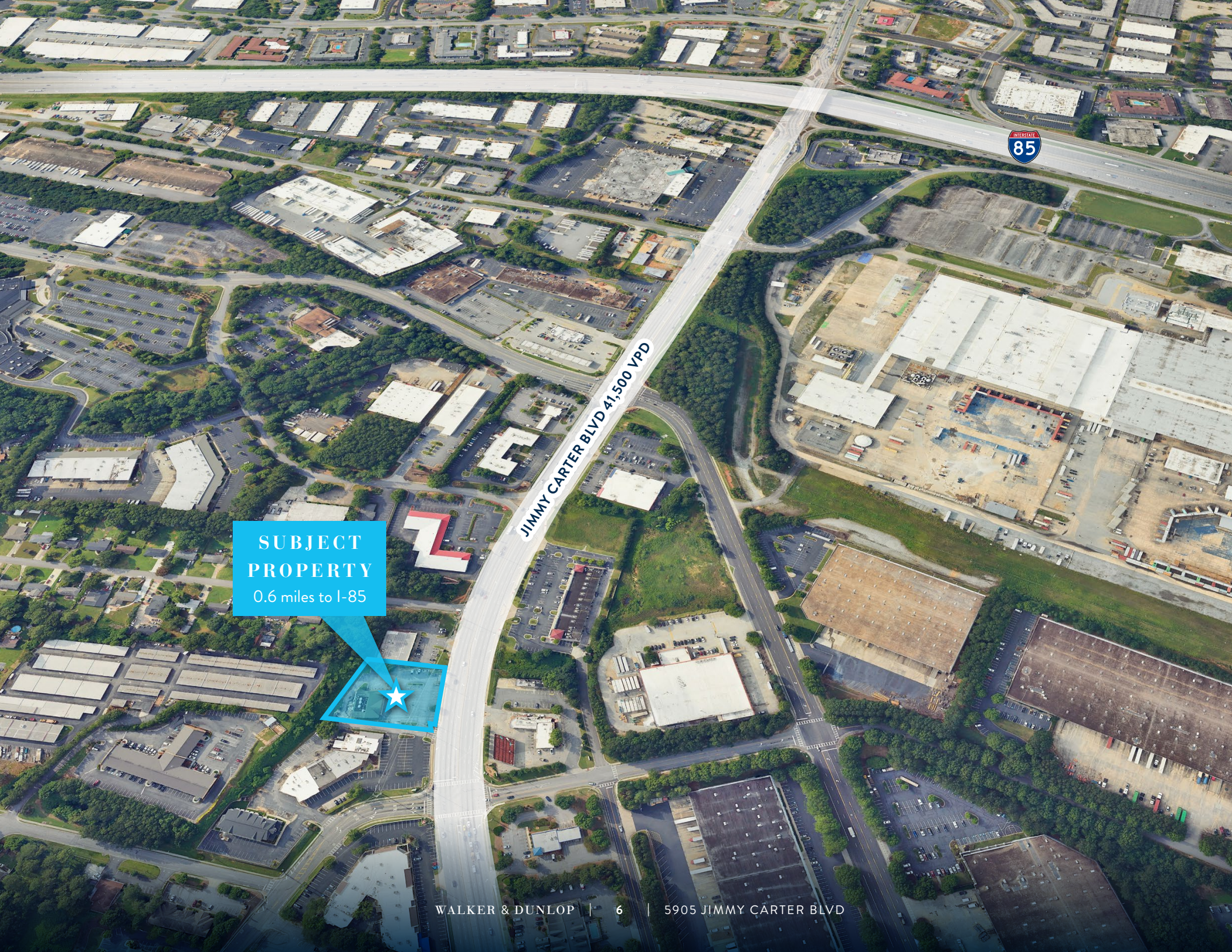
LOCATION

SUBJECT
PROPERTY



COMMERCIAL MAP





JIMMY CARTER BLVD 41,500 VPD

**SUBJECT
PROPERTY**
0.6 miles to I-85



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BUFORD HWY

JIMMY CARTER BLVD 41,500 VPD

**SUBJECT
PROPERTY**

1.0 mile to Buford Highway

SALES COMPARABLES



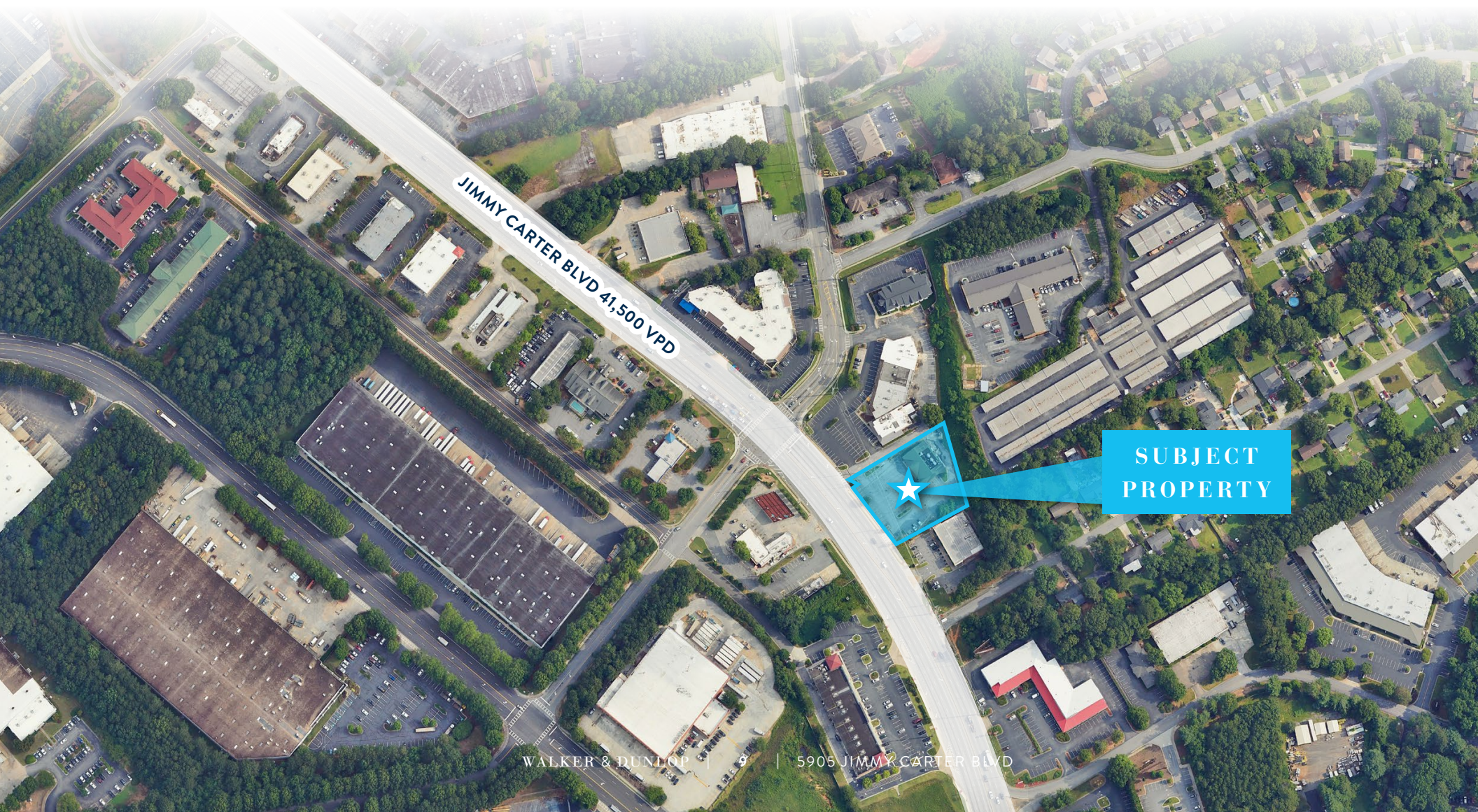
#	PROPERTY	ACRES	PRICE	PRICE/ACRE	DATE
1	5900 Jimmy Carter Blvd	0.72	\$970,000	\$1,347,222.22	6/2/22
2	5895 Jimmy Carter Blvd	1	\$1,535,000	\$1,535,000.00	5/5/17
3	5910 Jimmy Carter Blvd	0.75	\$2,900,000	\$3,866,666.67	9/19/24
4	6000 Jimmy Carter Blvd	0.71	\$1,850,000	\$2,605,633.80	7/18/24
5	6050 Jimmy Carter Blvd	1.04	\$2,000,000	\$1,923,076.92	9/13/24
6	6100 Jimmy Carter Blvd	1.2	\$2,700,000	\$2,250,000.00	3/16/18
7	6140 Jimmy Carter Blvd	1.14	\$1,760,308	\$1,544,129.82	10/24/16

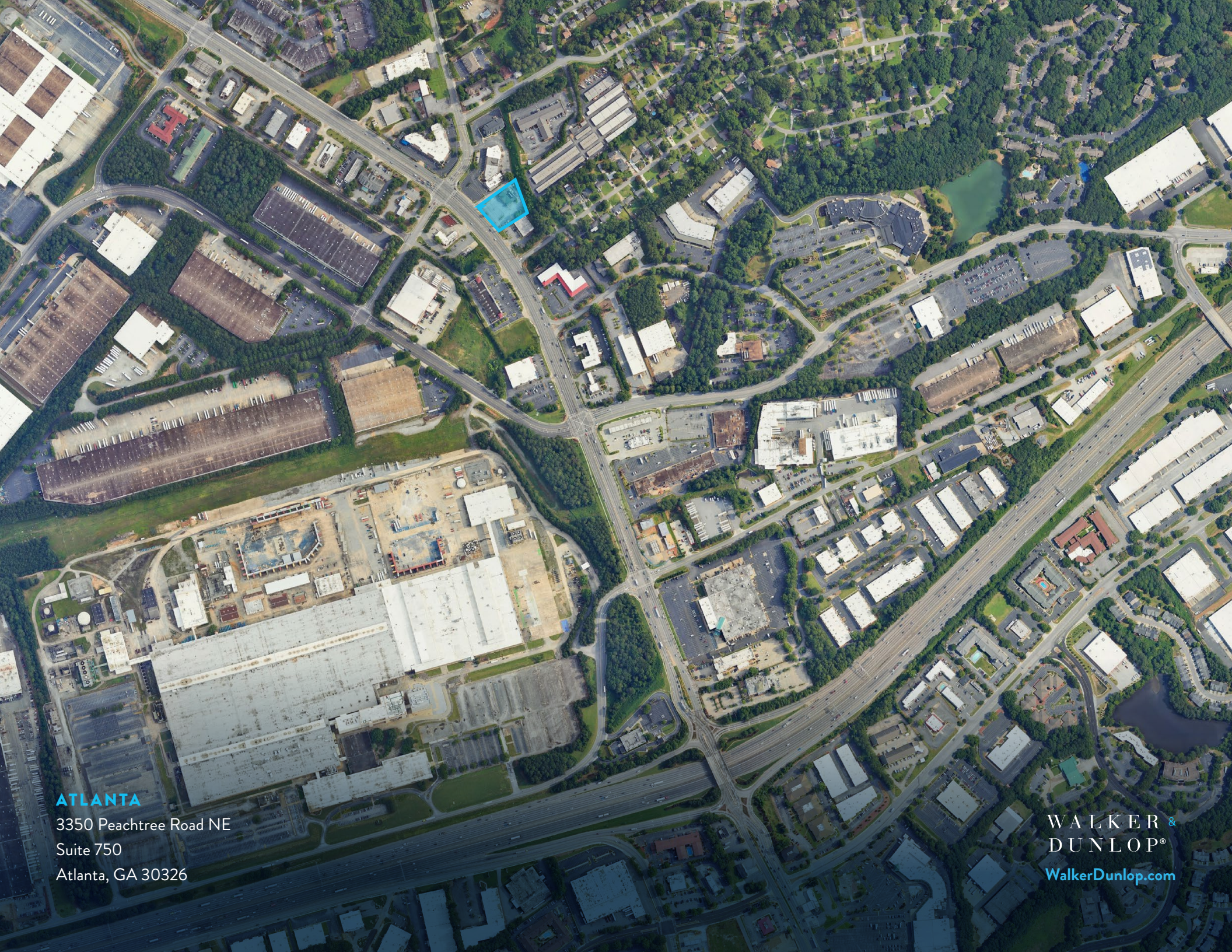
BILLBOARD LEASE

CURRENT RENT: \$7k annually

LEASE EXPIRATION: Current lease ending **January 31, 2027**

RENEWAL / EXTENSION: Requires written notice of non-renewal at least 60 days before expiration.





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