

PROPERTY DESCRIPTION

Vision Commercial Advisors is pleased to present a 1.2 acre site for commercial development in Towne Lake / Woodstock. The site is located across from Bells Ferry Walmart and two lots away from Lidl in the Bells Ferry LCI and is zoned GC. The location is ideal for office, retail and any business who values surrounding businesses.

PROPERTY HIGHLIGHTS

- Excellent Towne Lake Location
- Minutes from I-575
- Across from Walmart
- Corner Lot
- Gentle Slope

OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	1.2 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	21,128	52,991	160,168
Total Population	56,769	140,991	428,120
Average HH Income	\$99,008	\$94,872	\$101,575

DAVID HACKER, CCIM

President

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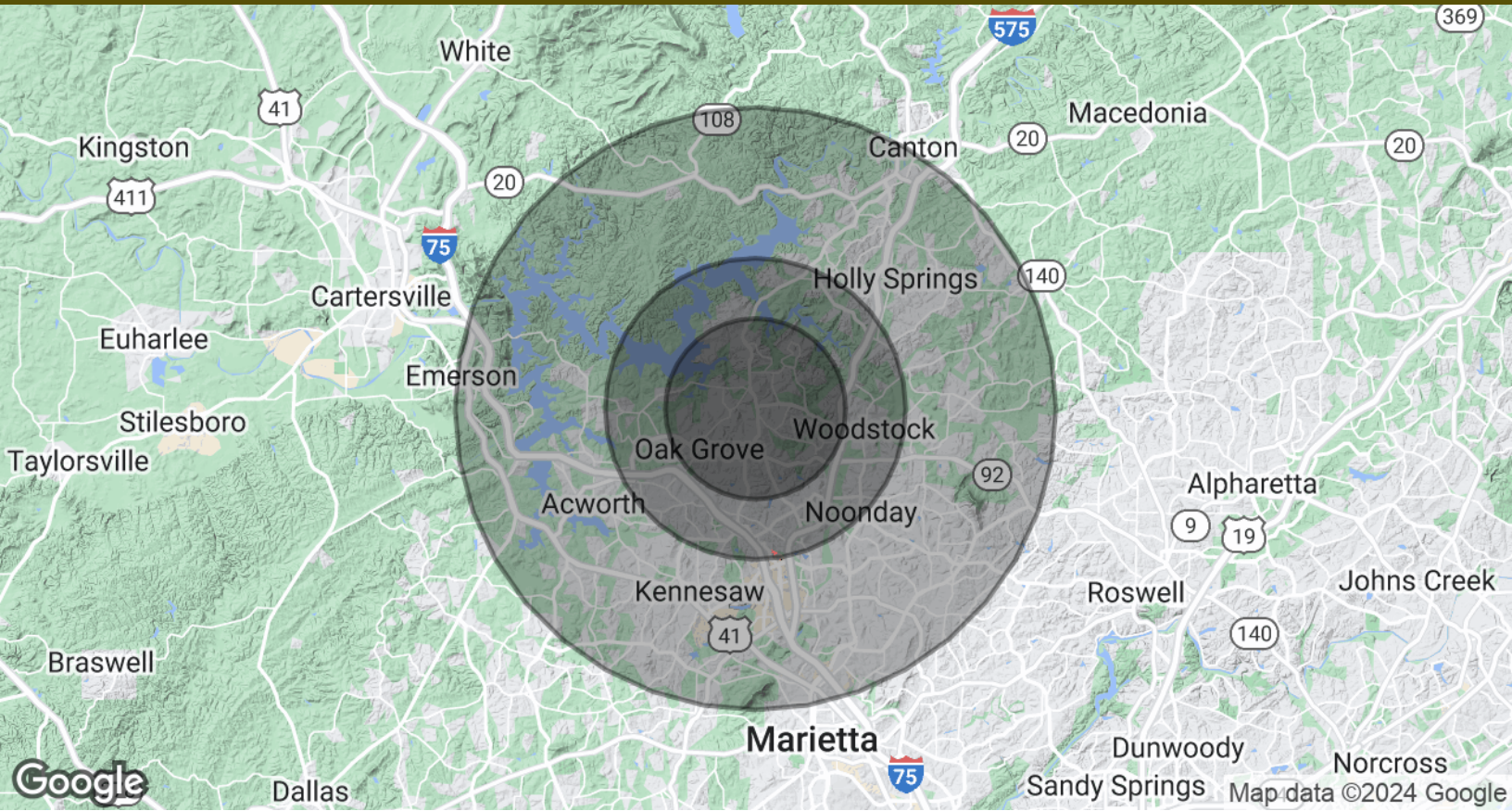
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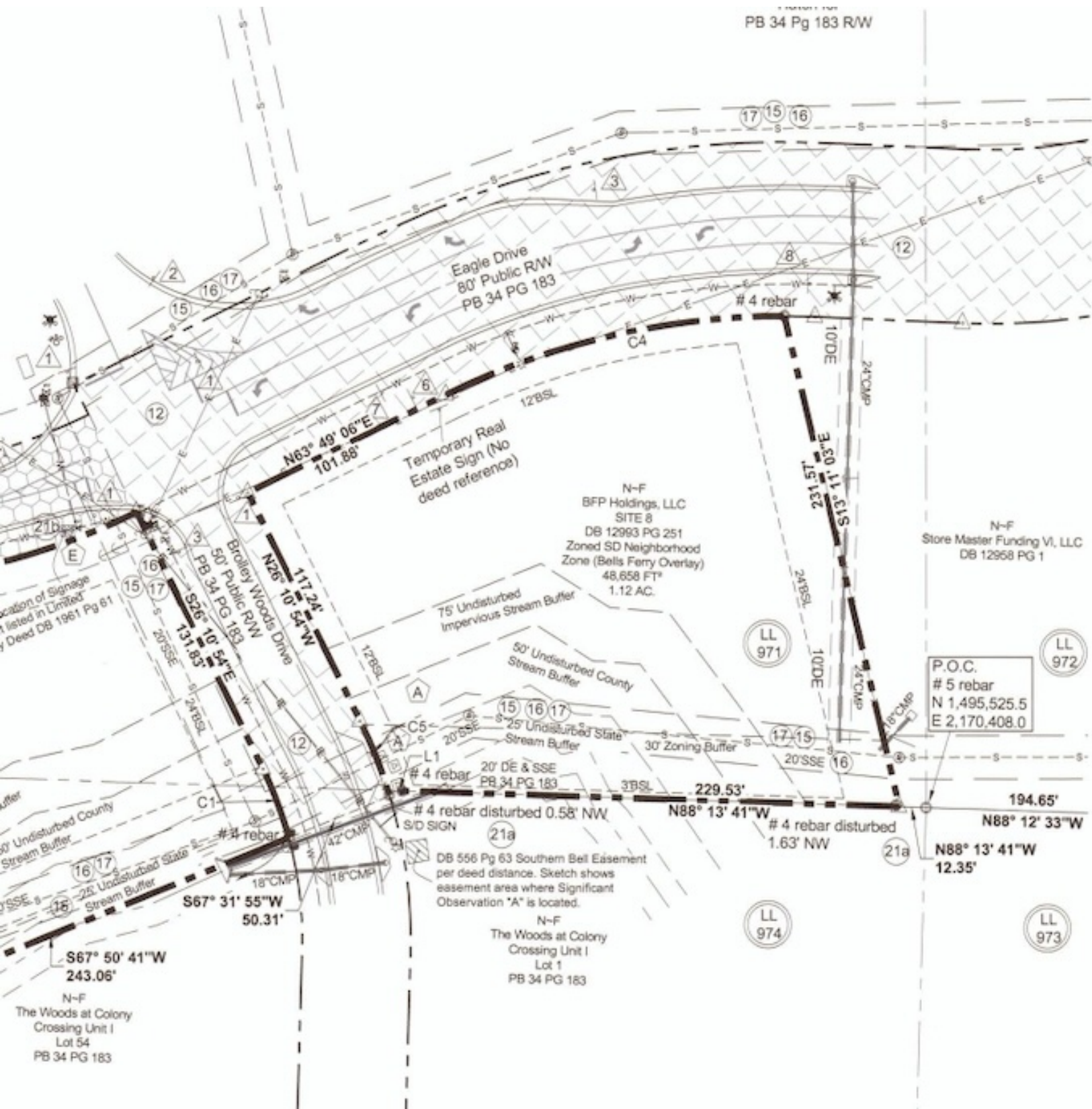
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	56,769	140,991	428,120
Average Age	38.1	37.5	38.7
Average Age (Male)	37.9	35.8	37.2
Average Age (Female)	37.1	37.7	39.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	21,128	52,991	160,168
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$99,008	\$94,872	\$101,575
Average House Value	\$245,692	\$240,552	\$262,767

* Demographic data derived from 2020 ACS - US Census

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