



Sonic Residual Pad

516 Old Historic U.S. 441 | Demorest, GA



Ferrellgas



Sonic Residual Pad

Property Details

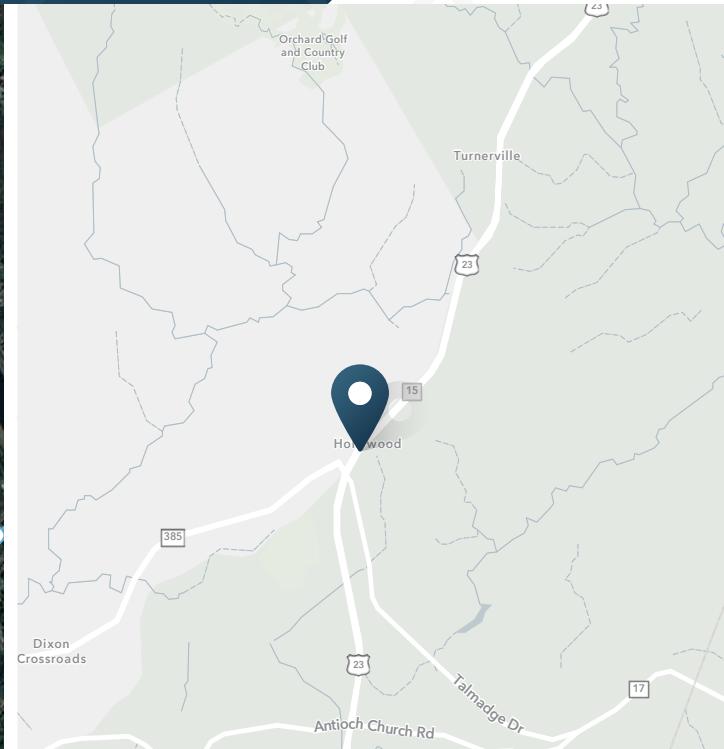


0.70 AC
GLA

Contact
Broker
Rate

ABOUT THE PROPERTY

- This pad benefits from high traffic counts and excellent visibility on Historic U.S. 221 (25,200 VPD)
- Positioned within Demorest, GA near medical facilities and professional services
- Demorest and surrounding Habersham county continue to see residential and institutional growth
- Situated in a key commercial nodes with neighboring retailers including Walmart, Ingles, Tractor Supply Co., and several QSR brands



JOIN THESE RETAILERS



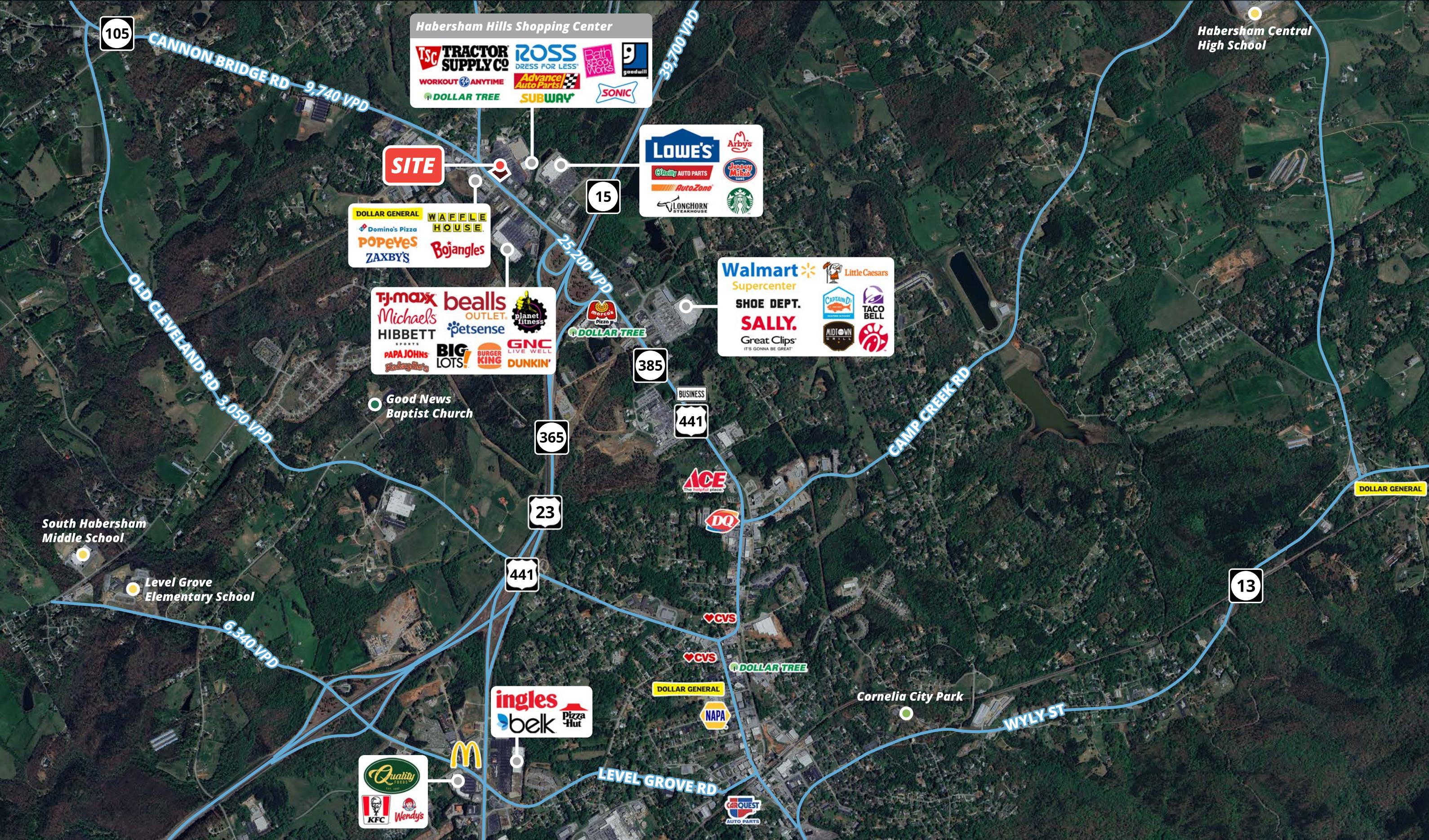
TRAFFIC COUNTS

441 Bypass
Historic 441 Hwy
Year: 2025 | Source: GDOT

39,700 VPD
25,200 VPD

Market Aerial

Demorest, GA





Site Aerial

Demorest, GA



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Property Images



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Demographics



DEMOGRAPHIC HIGHLIGHTS

3 MILES

3,001	2,115	\$117,270	1,304
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

8,213	6,546	\$111,528	3,585
Population	Total Daytime Population	Average Household Income	Total Households

10 MILES

41,922	42,041	\$86,193	18,464
Population	Total Daytime Population	Average Household Income	Total Households

► **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Atlanta

Lawrenceville

Roswell

Athens

Sumter National Forest

Anderson

I-85

Hartwell

Lake

Nantahala National Forest

Appalachian National Forest

Greenville

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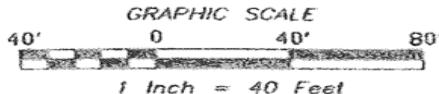
Survey



eFiled and eRecorded
DATE: 07/28/2022
TIME: 1:14 PM
PLAT BOOK: 73
PAGE: 97 - 97
FILING FEES: \$10.00
PART ID: 8840855492
PART ID: 7067927936
RECORDED BY: MC
David C. Wall
Habersham County, GA
FOR OFFICIAL USE ONLY



GRID NORTH
GA WEST
(SURVEY NOTE 6)



SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67,
THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND
APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR
RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES.
SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH
APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE
APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR
USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.
FURTHERMORE, THE UNDERSIGNING LAND SURVEYOR CERTIFIES THAT
THIS PLAT CONFORMS WITH THE MINIMUM TECHNICAL STANDARDS
FOR PROPERTY SURVEYS IN GEORGIA, AS SET FORTH IN THE
RULES AND REGULATIONS OF THE GEORGIA BOARD OF
REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND
SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

U.S. HIGHWAY 411
(VALA HIGHWAY 22)
R/W VARIES

No apparent alterations made
No further review required

N/F
HABERSHAM ZMCS, LLC
DB-1102 PG-683
PB-70 PG-257
TAX PARCEL# 083 008

TRACT 1
N/F
HABERSHAM ZMCS, LLC
DB-1102 PG-683
TAX PARCEL# 083 008A
0.700 ACRES
30,471 SQUARE FEET

TRACT 2
N/F
HABERSHAM ZMCS, LLC
DB-1102 PG-683
TAX PARCEL# 083 008A
0.701 ACRES
30,522 SQUARE FEET

N/F
KEY RING INC
DB-609 PG-56

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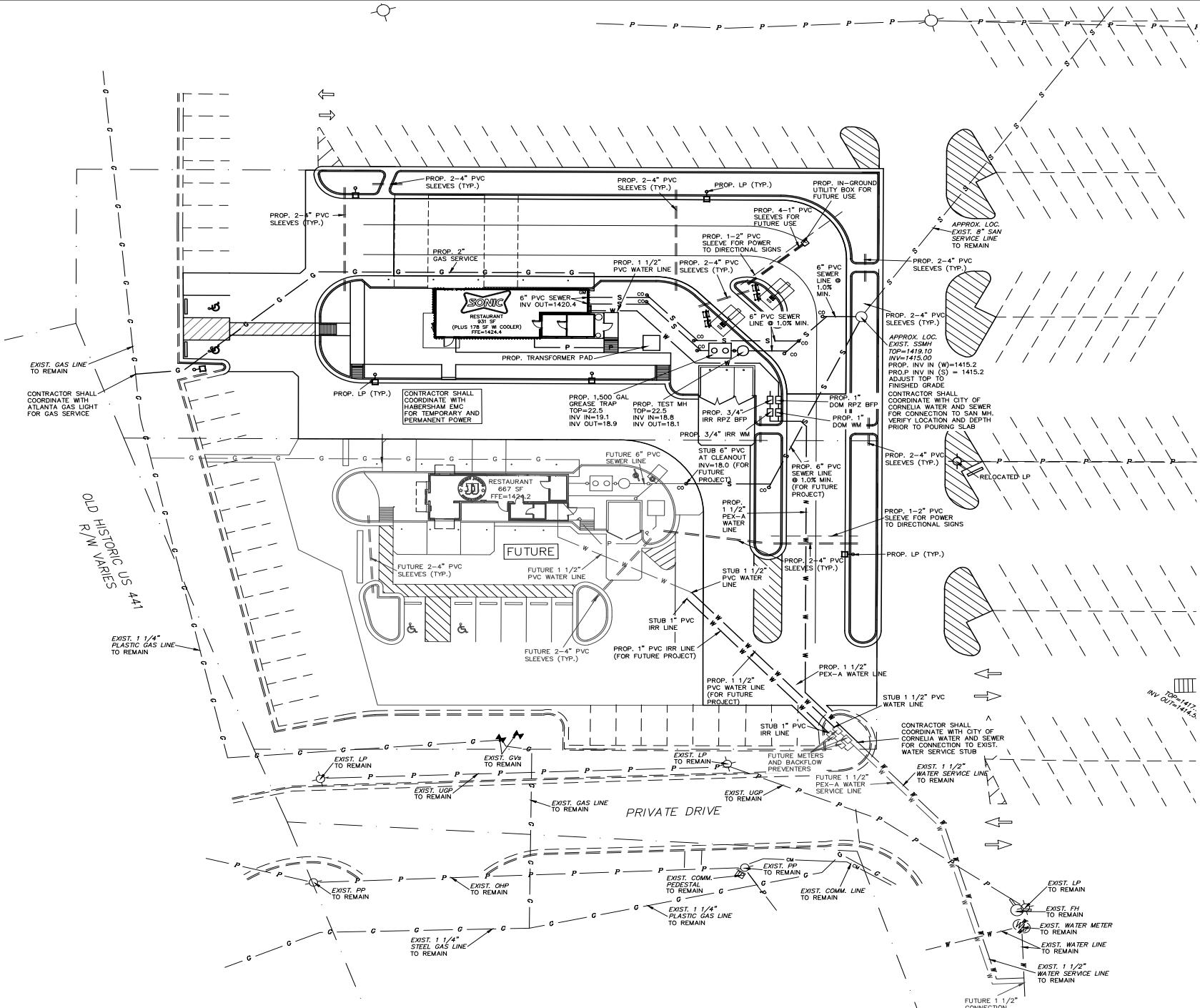
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Site Drawing



LEGEND

EXISTING	DESCRIPTION	PROPOSED
☒ WV	WATER VALVE	☒ WV
□ WM	WATER METER	□ WM
☒ GV	GAS VALVE	☒ GV
☒ GM	GAS METER	☒ GM
☒ PP	POWER POLE	☒ PP
☒ LP	LIGHT POLE	☒ LP
○ POLE	POLE (SEE PLAN)	○ POLE
☒ TS	TRAFFIC SIGNAL	☒ TS
☒ FH	FIRE HYDRANT	☒ FH
☒ DI	DROP INLET	☒ DI
☒ CB	CATCH BASIN	☒ CB
—	STORM SEWER LINE	—
○	STORM SEWER MH	○
○	SAN. SEWER MH	○
—	SAN. SEWER LINE	—
W	WATER LINE	W
G	GAS LINE	G
P	POWER LINE	P
S → CO	SEWER CLEANOUT	S → CO
—	EDGE OF PAVEMENT	—
— — —	CONCRETE CURB AND GUTTER	— — —
— — —	CONCRETE HEADER CURB	— — —





SRS Real Estate Partners - Southeast LLC

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Atlanta, GA 30326
404.231.2232

Habersham Hills Shopping Center

TSC TRACTOR
SUPPLY CO
WORKOUT ANYTIME
Advance Auto Parts
DOLLAR TREE

ROSS
DRESS FOR LESS
metro
by T Mobile
SUBWAY

Bath & Body Works
Goodwill

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