



## Oakwood Commercial/Industrial Land

### Offering Summary

Lot Size:	2.5 to 13.34 Acres Available
Price / Acre:	Contact Broker

- Located near heavily traveled Highway 53, which offers restaurants, retail and offices
- Adjacent to Oakwood Elementary School
- Less than 2 miles to I-985, 0.6 miles to University of North Georgia (Gainesville Campus), 8.5 miles to Northeast Georgia Medical Center and 60 miles to Hartsfield-Jackson Atlanta International Airport
- Adjoining 2.5 Acres Also Available
- Water and Electricity on site. Sewer is +/- 100ft from the property line.

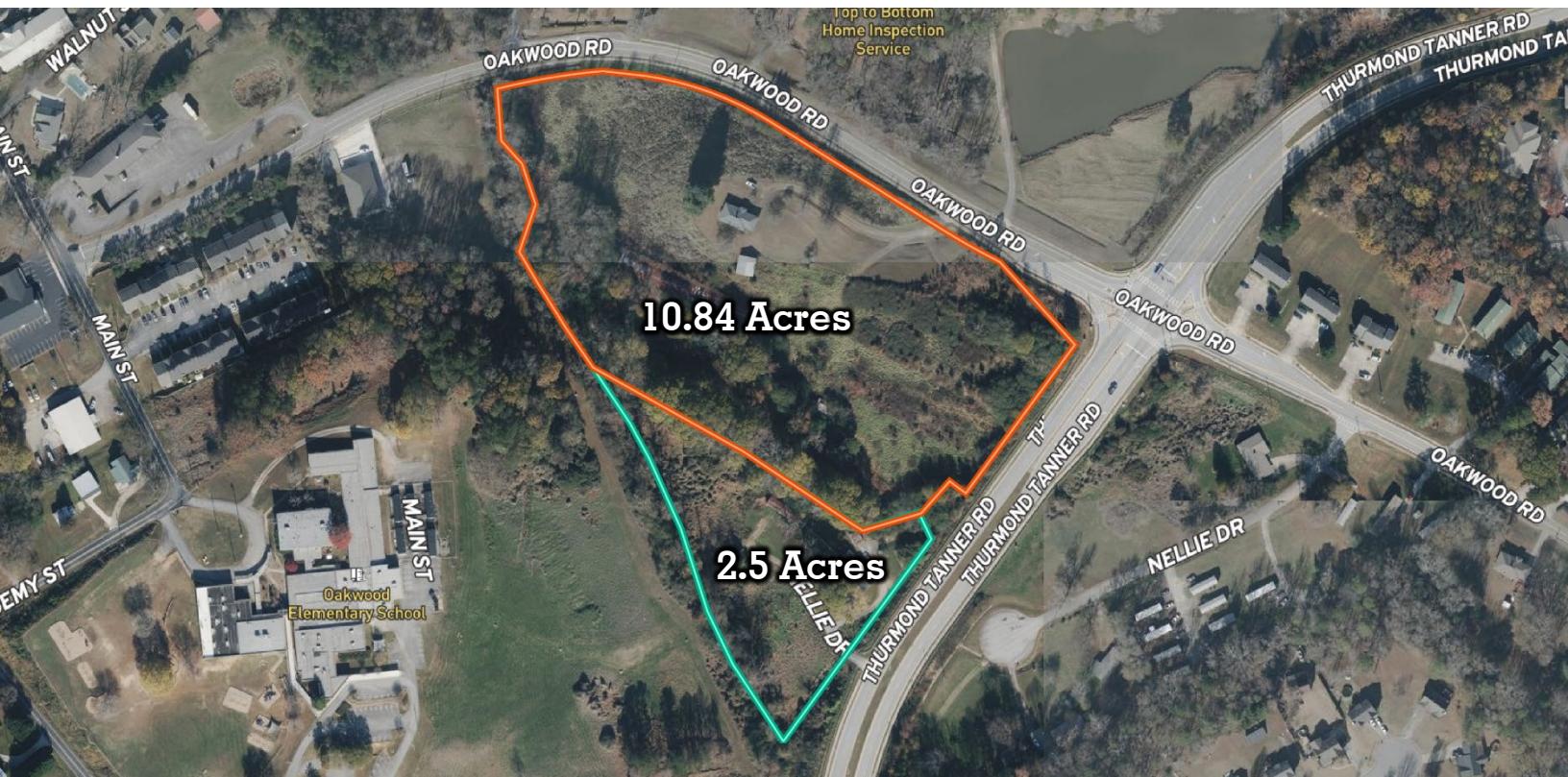
### Get more information

**Frank N. Simpson, CCIM SIOR**

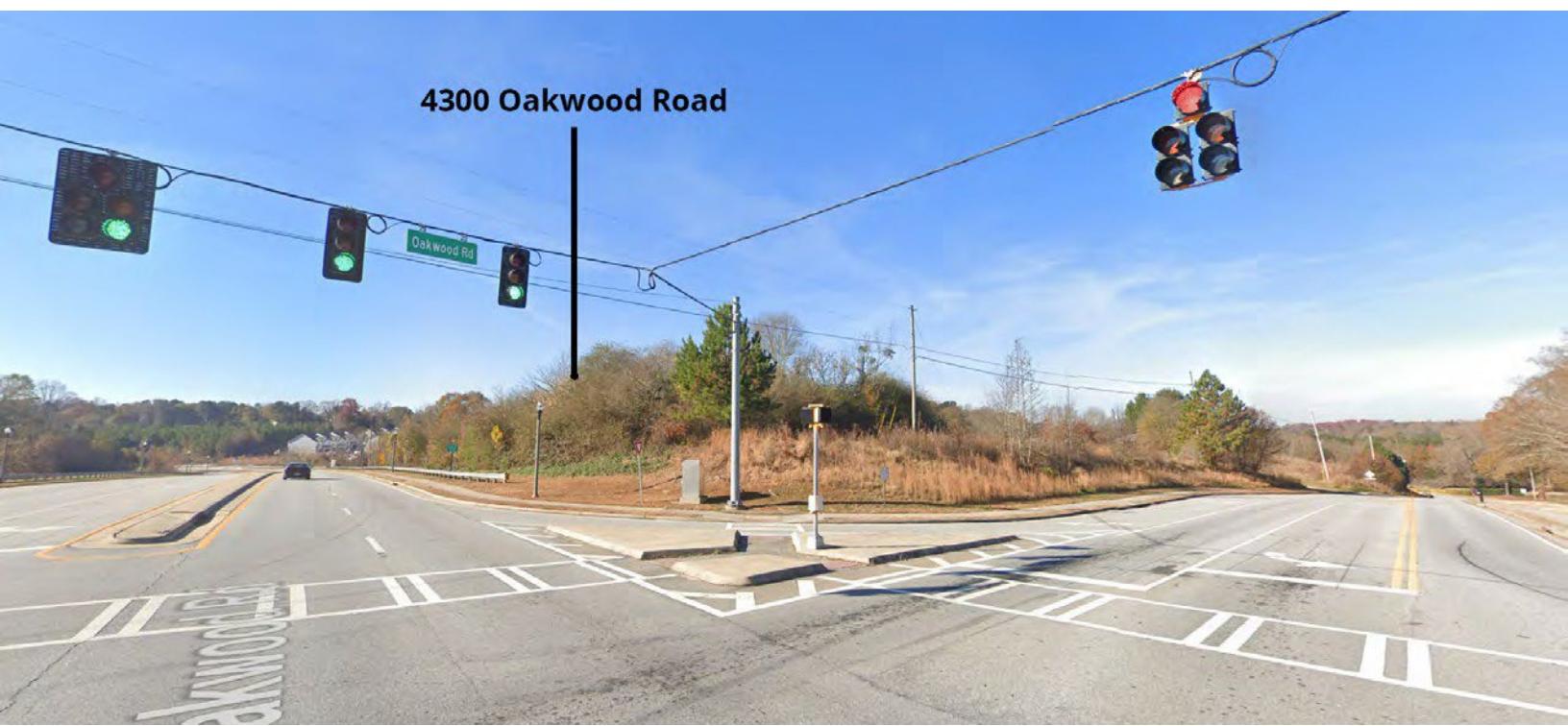
Principal, Managing Director  
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Land for sale

4300 Oakwood Road



4300 Oakwood Road



**AVISON  
YOUNG**

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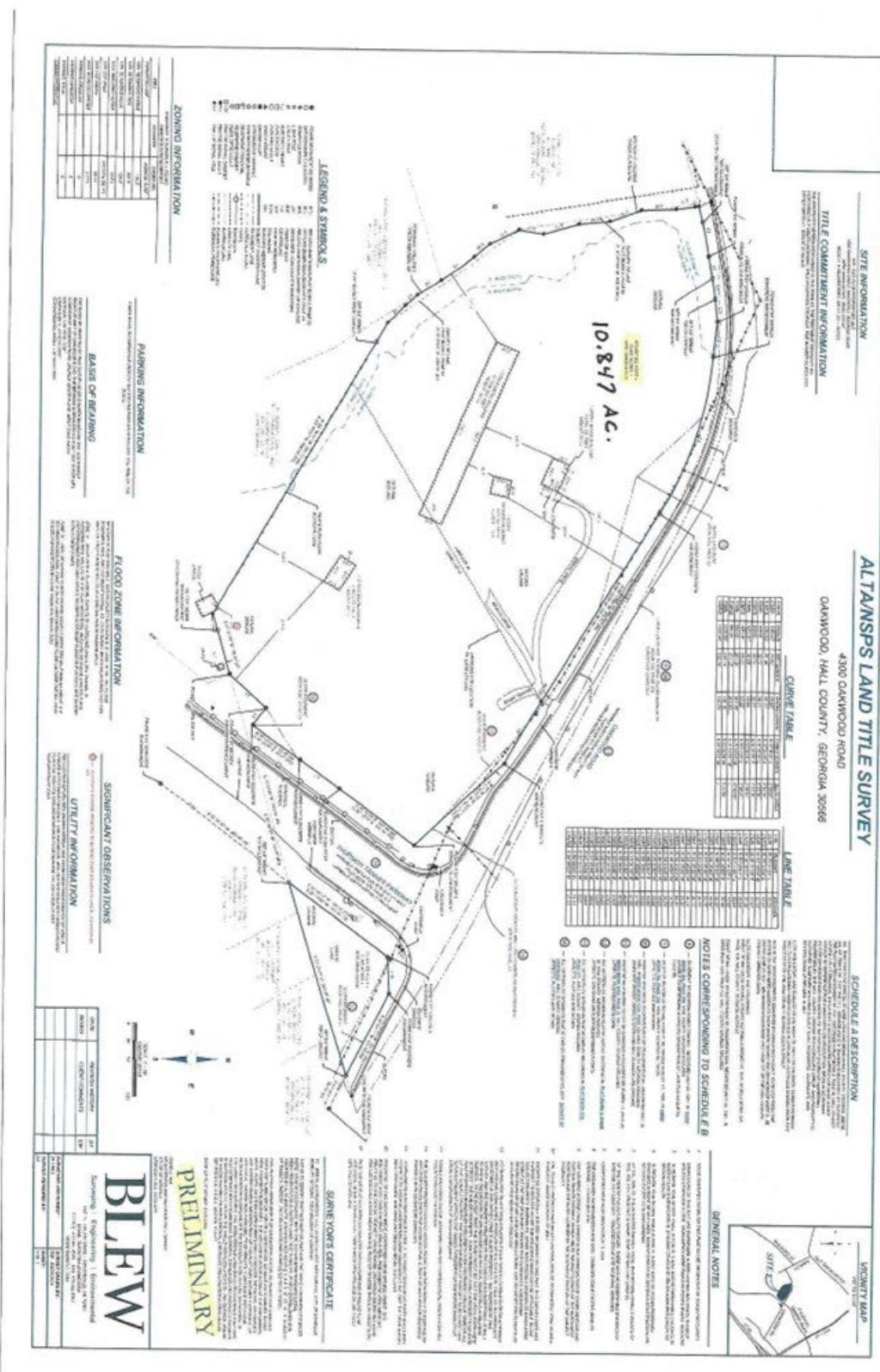
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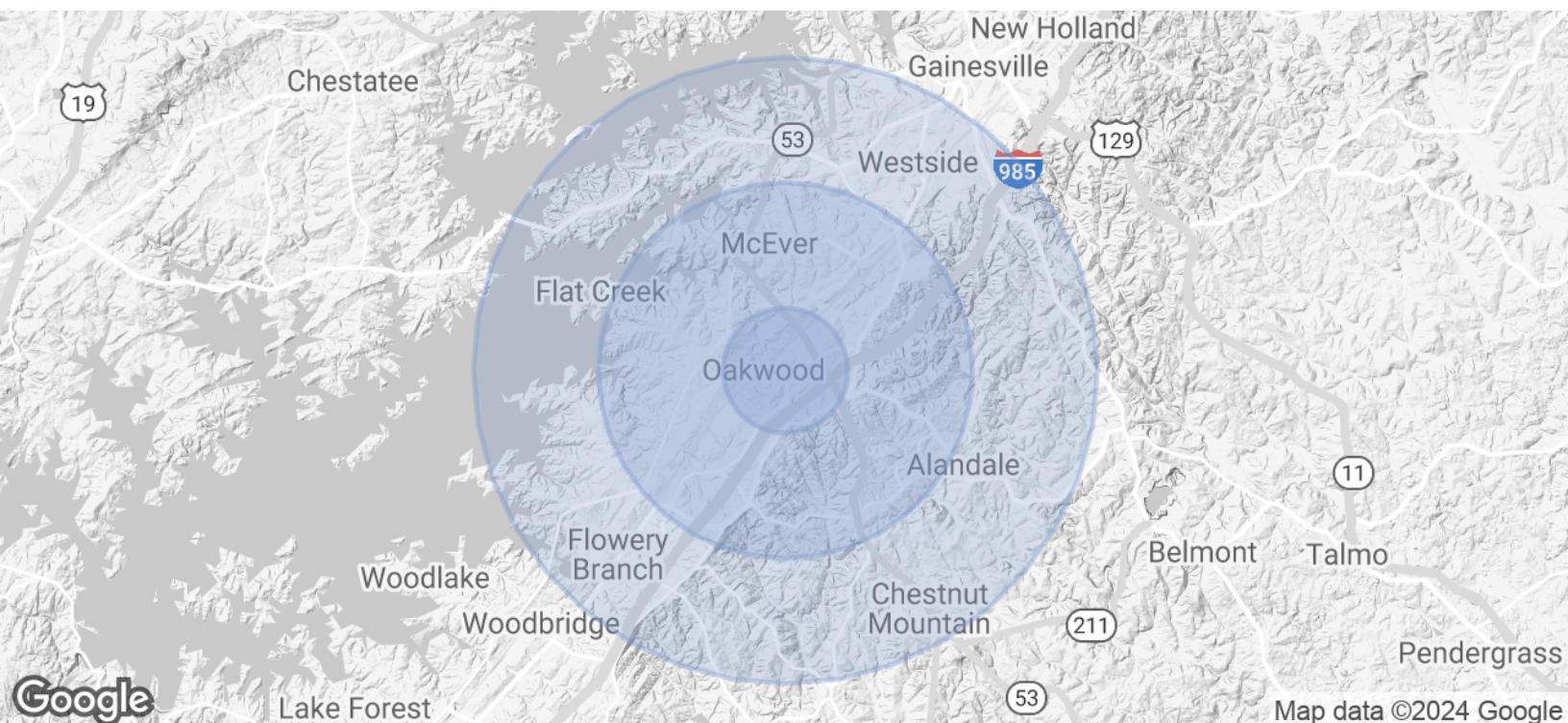
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**Population**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	2,965	25,726	68,467
Average Age	31.9	34.1	34.5
Average Age (Male)	30.8	32.3	33.1
Average Age (Female)	32.6	38.0	36.9

**Households & Income**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	1,048	8,850	23,654
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$57,518	\$76,589	\$74,397
Average House Value	\$182,614	\$207,071	\$211,732

\* Demographic data derived from 2020 ACS - US Census



for more information, please contact

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10.84 AC

Oakwood Eleme

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