

# FOR SALE

177 Chestnut St  
Trion, GA 30753

**For More Information: Stephen Lovett**

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**Patrick Cisco**

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**Norton Commercial**

434 Green Street  
Gainesville, GA 30501  
[nortoncommercial.com](http://nortoncommercial.com)

# NORTON



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## OFFERING SUMMARY

**Sale Price:** \$875,000

**Price / SF:** \$52.24

**Lot Size:** ±2.8 Acres

**Year Built:** 2021

**Total Size:** ±16,749 SF

Parsonage Size: ±3,564 SF

## PROPERTY OVERVIEW

Norton Commercial Acreage Group is proud to present this ±2.8-acre church campus offering a total of ±16,749 SF conveniently located near US-27. The main church building features a well-appointed sanctuary that seats approximately 200 people, along with a library room, five bathrooms, a large fellowship hall with fireplace, full commercial kitchen, nursery, classroom, and choir room on the primary level. The lower level includes seven classrooms and two additional bathrooms, providing ample space for ministry programs, youth activities, and administrative needs.

An additional outbuilding offers valuable flexibility with one large common office, two smaller offices, one bathroom, and two roll-up doors leading to a generous cooking and prep area—ideal for events and community outreach. The property also includes 65 parking spaces.

The ±3,564 SF parsonage home provides four bedrooms, three full bathrooms, two living rooms, a dining area, a large kitchen, and a full unfinished basement.

**For More Information:** Patrick - 404-772-8608

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ADDITIONAL PHOTOS

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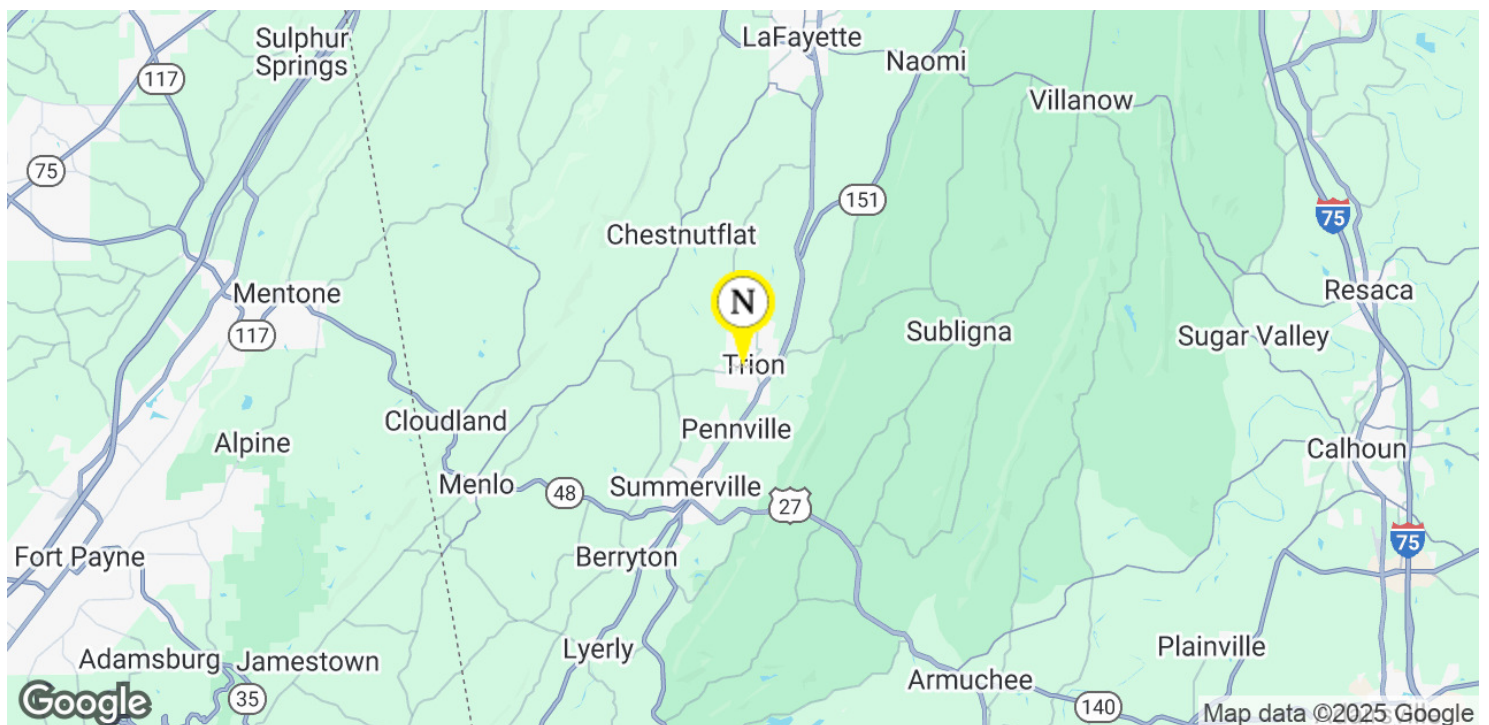
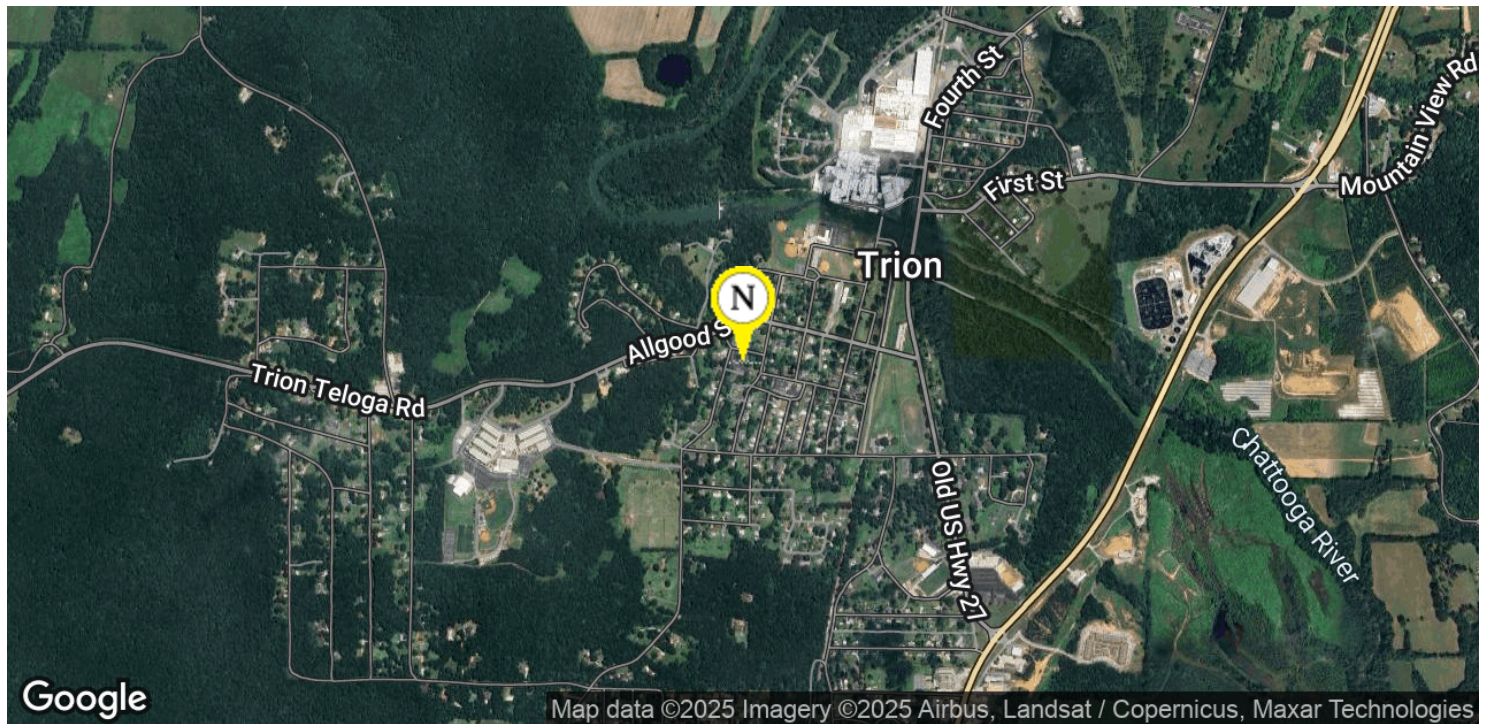
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# Executive Summary

177 Chestnut St, Trion, Georgia, 30753




Rings: 3, 5, 10 mile radii

Population	3 miles	5 miles	10 miles
2010 Population	9,056	16,092	28,158
2020 Population	8,389	15,384	26,805
2025 Population	8,260	15,389	26,919
2030 Population	8,186	15,273	26,811
2010-2020 Annual Rate	-0.76%	-0.45%	-0.49%
2020-2025 Annual Rate	-0.29%	0.01%	0.08%
2025-2030 Annual Rate	-0.18%	-0.15%	-0.08%

Age			
2025 Median Age	36.5	39.5	41.4
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	72.8%	74.9%	81.2%
Black Alone	11.8%	12.8%	9.0%
American Indian Alone	0.9%	0.6%	0.5%
Asian Alone	0.5%	0.5%	0.4%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	8.3%	5.4%	3.5%
Two or More Races	5.8%	5.8%	5.5%
Hispanic Origin	12.1%	8.1%	5.5%
Diversity Index	56.4	50.3	39.8

Households			
2010 Total Households	2,766	5,544	10,359
2020 Total Households	2,835	5,591	10,175
2025 Total Households	2,833	5,587	10,209
2030 Total Households	2,818	5,560	10,186
2010-2020 Annual Rate	0.25%	0.08%	-0.18%
2020-2025 Annual Rate	-0.01%	-0.01%	0.06%
2025-2030 Annual Rate	-0.11%	-0.10%	-0.05%
2025 Average Household Size	2.57	2.54	2.51
Wealth Index	36	36	41

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.



Mortgage Income	3 miles	5 miles	10 miles
2025 Percent of Income for Mortgage	13.1%	16.5%	18.2%
Median Household Income			
2025 Median Household Income	\$45,958	\$43,722	\$47,977
2030 Median Household Income	\$50,666	\$47,656	\$51,870
2025-2030 Annual Rate	1.97%	1.74%	1.57%
Average Household Income			
2025 Average Household Income	\$59,183	\$56,840	\$60,609
2030 Average Household Income	\$63,673	\$61,220	\$65,485
Per Capita Income			
2025 Per Capita Income	\$20,389	\$20,939	\$23,102
2030 Per Capita Income	\$22,016	\$22,607	\$25,002
2025-2030 Annual Rate	1.55%	1.54%	1.59%
Income Equality			
2025 Gini Index	41.1	42.1	41.4
Socioeconomic Status			
2025 Socioeconomic Status Index	36.2	36.6	39.1
Housing Unit Summary			
Housing Affordability Index	165	132	119
2010 Total Housing Units	3,153	6,336	11,792
2010 Owner Occupied Hus (%)	69.5%	67.4%	71.8%
2010 Renter Occupied Hus (%)	30.5%	32.6%	28.2%
2010 Vacant Housing Units (%)	12.3%	12.5%	12.2%
2020 Housing Units	3,194	6,299	11,500
2020 Owner Occupied HUs (%)	65.7%	64.4%	69.8%
2020 Renter Occupied HUs (%)	34.3%	35.6%	30.2%
Vacant Housing Units	11.0%	11.3%	11.7%
2025 Housing Units	3,179	6,268	11,514
Owner Occupied Housing Units	67.5%	66.2%	71.6%
Renter Occupied Housing Units	32.5%	33.8%	28.4%
Vacant Housing Units	10.9%	10.9%	11.3%
2030 Total Housing Units	3,149	6,214	11,472
2030 Owner Occupied Housing Units	1,937	3,754	7,433
2030 Renter Occupied Housing Units	881	1,806	2,753
2030 Vacant Housing Units	331	654	1,286