



# FOR SALE 0.53 AC / SPALDING REG MEDICAL CENTER

558 S 8TH STREET  
GRIFFIN, GA 30224

Matthew Levin, CCIM  
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# Property Summary



### OFFERING SUMMARY

Sale Price: \$225,000  
Lot Size: 0.53 Acres  
Distance to Hospital: One block  
Zoning: PCD

### PROPERTY OVERVIEW

SVN is pleased to offer for sale a 0.53 acre parcel of land located one block from Wellstar Spalding Regional Medical Center. All utilities are to the site and the PCD zoning allows medical office. With 165 feet of frontage, the level, square parcel is an ideal location for a medical office building.

### PROPERTY HIGHLIGHTS

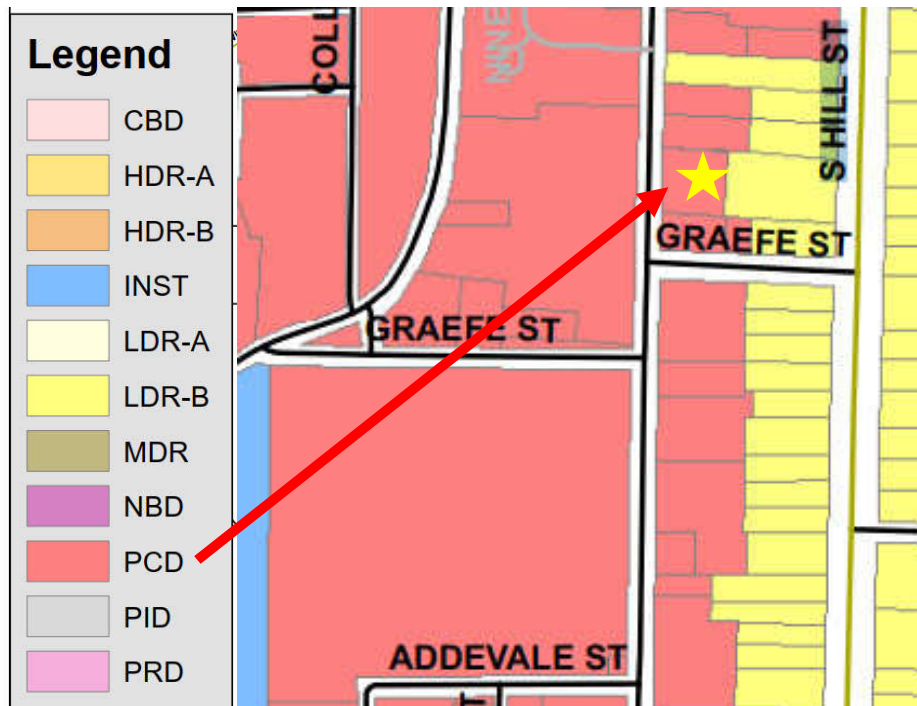
- 0.53 acre level parcel with 165 foot frontage
- All utilities available
- PCD zoning allows medical office
- Irreplaceable location 1 block from hospital

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

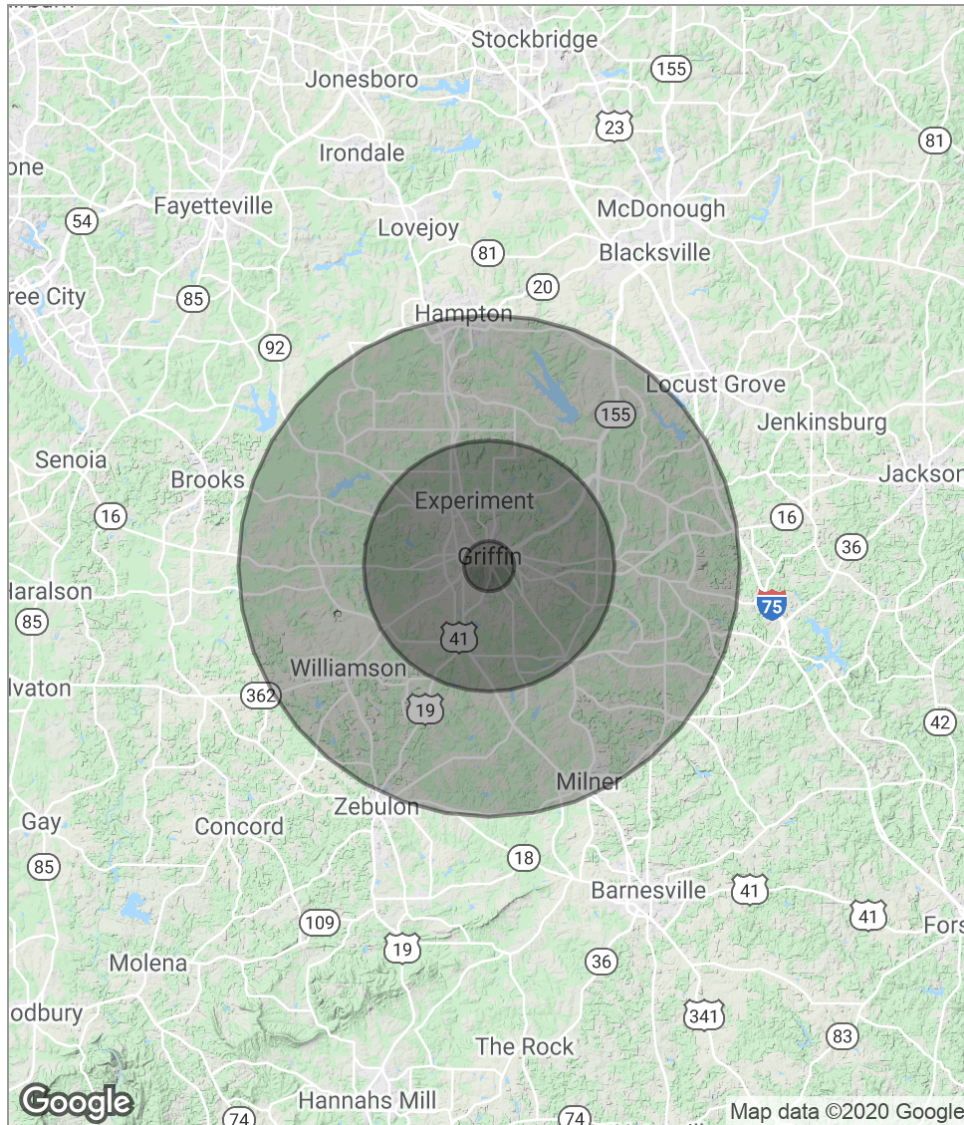
# PROPERTY LOCATION NEAR MEDICAL CENTER



# PCD ZONING ALLOWS OFFICE



# Demographics Map



## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,590	44,566	89,013
Median age	39.9	36.8	36.6
Median age [Male]	36.0	35.1	35.2
Median age [Female]	41.2	37.8	37.7

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,037	16,821	32,131
# of persons per HH	2.5	2.6	2.8
Average HH income	\$55,611	\$49,413	\$54,560
Average house value	\$111,589	\$140,081	\$186,913

\* Demographic data derived from 2010 US Census

# Advisor Bio 1



## MATTHEW LEVIN, CCIM

Senior Advisor

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## PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 23 years experience in the real estate industry, he has completed over 500 transactions valued at \$250 million.

Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

### SVN | Interstate Brokers

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