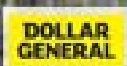


North Griffin Square



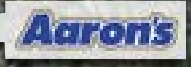
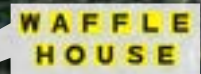
Northgate Shopping Center



FOR SALE, GROUND LEASE, OR BUILD-TO-SUIT

Griffin Pad Sites

1690 N. Expressway | Griffin, GA 30223



36,000 AADT '22



7,950 AADT '22

Spalding Village Shopping Center



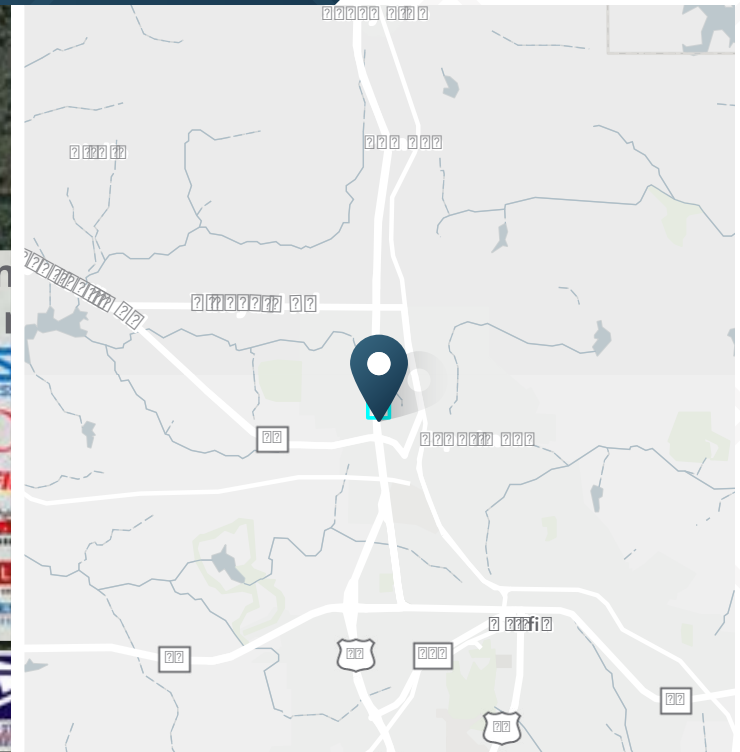
North Expressway

13,600 AADT '22



Griffin Pad Sites

1690 N. Expressway | Griffin, GA 30223



2.18 AC
Available

Contact
Broker
Rate

ABOUT THE PROPERTY

- Pad sites available fronting N. Expressway
- Divisible for multiple users
- Access to Lucky Street
- Zoned PCD*

*PCD (Planned Commercial District) uses explained in slide at end of package

JOIN THESE RETAILERS



TRAFFIC COUNTS

North Expressway, adjacent to Site
Year: 2022 | Source: GDOT

36,000 AADT



North Griffin Square

bealls | belk | BIG LOTS!
OUTLET

BUDDY'S | KAY | PET SMART
HOME FURNISHINGS | JEWELERS

LONGHORN | Applebee's | STARBUCKS | Hardee's
STEAKHOUSE | TACO BELL | McDonald's

Pizza Hut
SUBWAY

DOLLAR GENERAL

Northgate Shopping Center

Walmart | SHERWIN WILLIAMS
Marshall's | Famous Footwear
petsense | rue21
HIBBETT SPORTS | GameStop | DOLLAR TREE
M&S | Wendy's | ZAXBY'S | DEL TACO | CAPTAIN D'S

36,000 AADT '22

SITE

WAFFLE HOUSE

TSC TRACTOR SUPPLY CO

Aaron's

Arbys

Walgreens

13,600 AADT '22

7,950 AADT '22

Spalding Village Shopping Center

ROSS | HOBBY LOBBY
DRESS FOR LESS

CATO | goodwill
MATTRESS FIRM

OLLIE'S OUTLET | GNC
GOOD STUFF CHEAP

CHIPOTLE | KFC | BURGER KING
AMERICA'S BEST
CONTACTS & EYEGLASSES

UNITED STATES POSTAL SERVICE

19

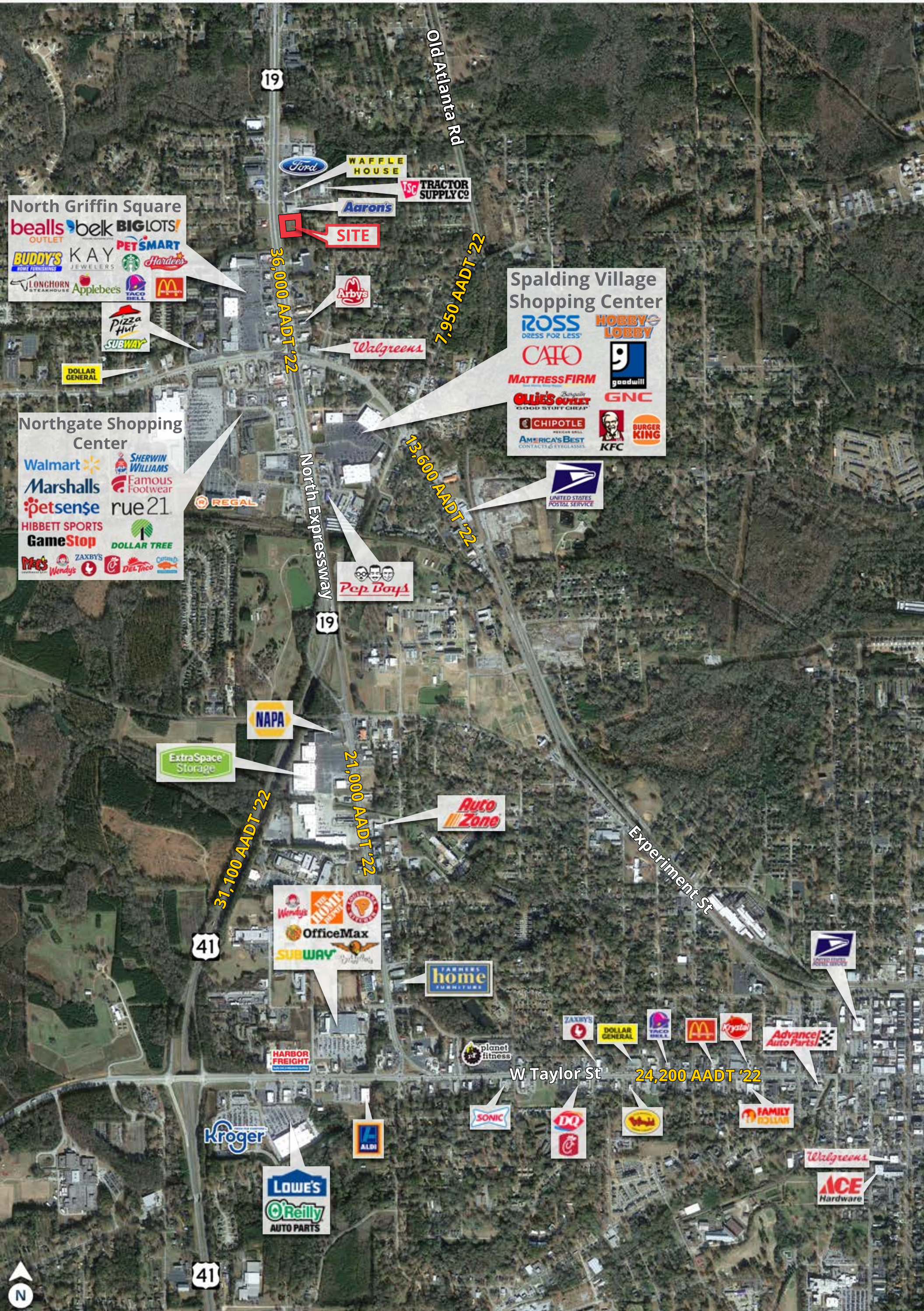
19

Old Atlanta Rd

McIntosh Rd

North Expressway





DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2023 Estimated Population	4,367	24,694	48,060
2028 Projected Population	4,343	24,998	49,584
Projected Annual Growth Rate 2023 to 2028	-0.11%	0.25%	0.63%

Daytime Population

	1 mile	3 miles	5 miles
2023 Daytime Population	6,392	29,049	51,571
Workers	3,750	13,768	22,079
Residents	2,642	15,281	29,492

Income

	1 mile	3 miles	5 miles
2023 Est. Average Household Income	\$55,055	\$52,515	\$66,507
2023 Est. Median Household Income	\$50,347	\$39,563	\$51,580

Households & Growth

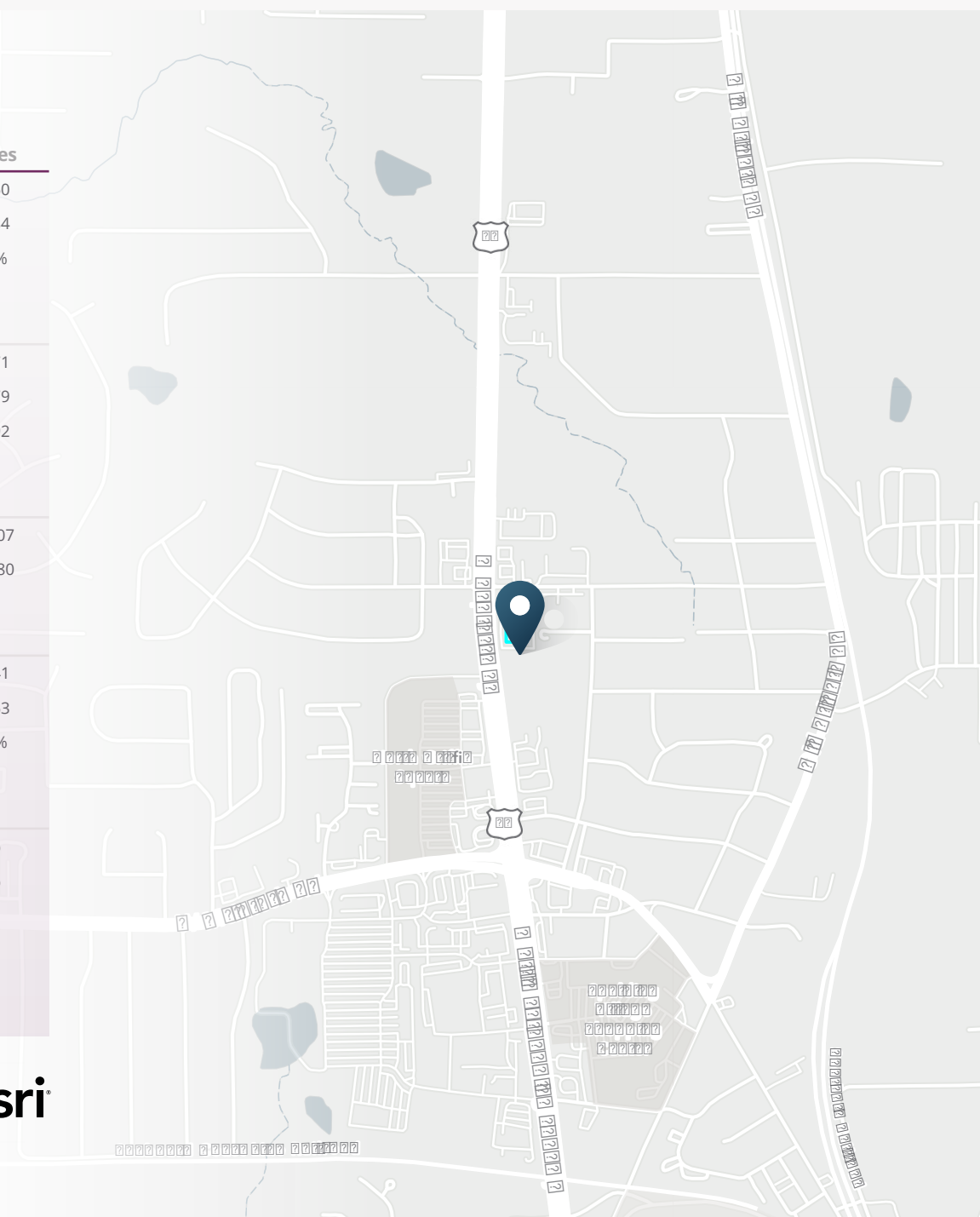
	1 mile	3 miles	5 miles
2023 Estimated Households	1,728	9,112	18,641
2028 Estimated Households	1,724	9,272	19,463
Projected Annual Growth Rate 2023 to 2028	-0.05%	0.35%	0.87%

Race & Ethnicity

	1 mile	3 miles	5 miles
2023 Est. White	38%	30%	46%
2023 Est. Black or African American	48%	59%	44%
2023 Est. Asian or Pacific Islander	2%	1%	1%
2023 Est. American Indian or Native Alaskan	0%	0%	0%
2023 Est. Other Races	4%	3%	3%
2023 Est. Hispanic	8%	7%	6%

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

SOURCE 



TRADE AREA DEMOGRAPHIC HIGHLIGHTS

Population	Total
2023 Estimated Population	82,410
2028 Projected Population	84,541
Projected Annual Growth 2023 to 2028	0.51%
Daytime Population	
2023 Daytime Population	76,624
Workers	28,337
Residents	48,287
Income	
2023 Est. Average Household Income	\$76,676
2023 Est. Median Household Income	\$57,475
Households & Growth	
2023 Estimated Households	30,309
2023 Projected Households	31,896
Projected Annual Growth 2023 to 2028	.70%
Race & Ethnicity	
2023 Est. White	51.4%
2023 Est. Black or African American	38.5%
2023 Est. Asian or Pacific Islander	1.2%
2023 Est. American Indian or Native Alaskan	0.4%
2023 Est. Hispanic	6.2%

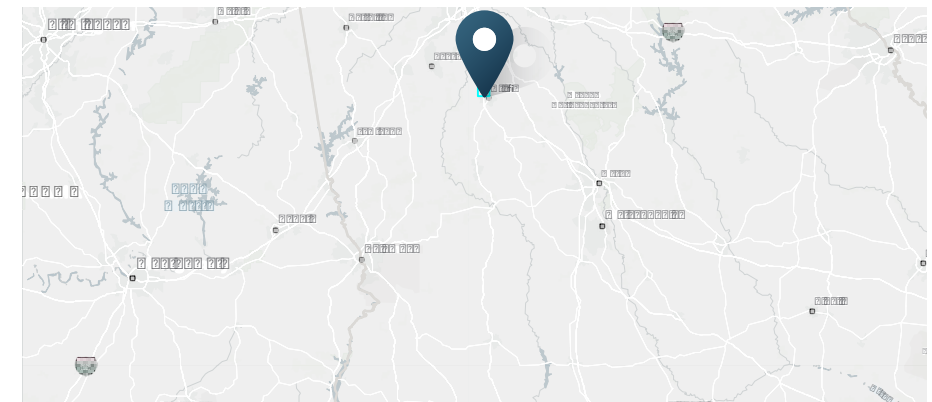
Placer AI Data from Publix at Golden Park Village

MOBILE DATA & FOOT TRAFFIC INSIGHTS

Trade Area



Map



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

Conceptual Site Plan

1690 N. Expressway | Griffin, GA 30223



Evans Design Group, Inc.
Civil Engineering/
Site Planning/
Land Development Services
4755 Summer Song Court
Buford, GA 30519
(Ph) 678.207.6830
jevans@evansdg.com



PROJECT NAME
PROPOSED RESTAURANT & DISCOUNT TIRE

1690 North Expressway, Griffin, GA

DATE: **04-22-22**

DESIGN BY: JME
DRAWN BY: JME
CHECKED BY: JME

Not Released for Construction
 Released for Construction

OWNER/DEVELOPER

OWNER/DEVELOPER

OWNER/DEVELOPER

OWNER/DEVELOPER

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REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

REVISIONS

JOB NUMBER:
22-017

SHEET TITLE:
SITE PLAN

C-4



LOCATION MAP

ZONING DATA TABLE:

CURRENT ZONING:	PCD (PLANNED COMMERCIAL DISTRICT)
PROPOSED ZONING:	N/A
OVERLAY DISTRICT:	NONE
PROPOSED USE ALLOWED IN ZONING:	YES
MINIMUM LOT AREA:	100 FEET
MINIMUM LOT WIDTH:	100 FEET
MINIMUM ROAD FRONTAGE:	35
MAXIMUM BUILDING HEIGHT:	35
MAXIMUM COVER:	BOX
BUILDING SETBACKS:	
FRONT:	15 FT
SIDE:	15 FT
REAR:	30 FT
LANDSCAPE STRIPS:	10 FT
ALGIDIC ROW:	5 FT
OTHER:	
ZONING BUFFER:	
OTHER:	

THIS PROPERTY DOES NOT LIE IN A 100-YR FLOOD ZONE AS SHOWN ON FIRM COMMUNITY PANEL NO. 132520080B, DATED MAY 03, 2010.

PARKING REQUIREMENTS:

CITY REQUIREMENT:	REQUIRED MAXIMUM	REQUIRED MINIMUM	TOTAL PARKING
RESTAURANT SPACE @ 2,800 S.F.			
1 SPACE PER 125 S.F. (MINIMUM)	38	23	38*
1 SPACE PER 75 S.F. (MINIMUM)			
TOTAL			38

* INCLUDES 2 ADA SPACES (2 REQUIRED)

PARKING REQUIREMENTS - TIRE STORE:

CITY REQUIREMENT:	REQUIRED MAXIMUM	REQUIRED MINIMUM	TOTAL PARKING
SALES AREA @ 4,200 S.F.			
1 SPACE PER 250 S.F. PLUS 2 PER BAY (MINIMUM)	45	33	36*
1 SPACE PER 200 S.F. PLUS 3 PER BAY (MINIMUM)			
TOTAL			36

* INCLUDES 2 ADA SPACES (2 REQUIRED)

OWNER/DEVELOPER:

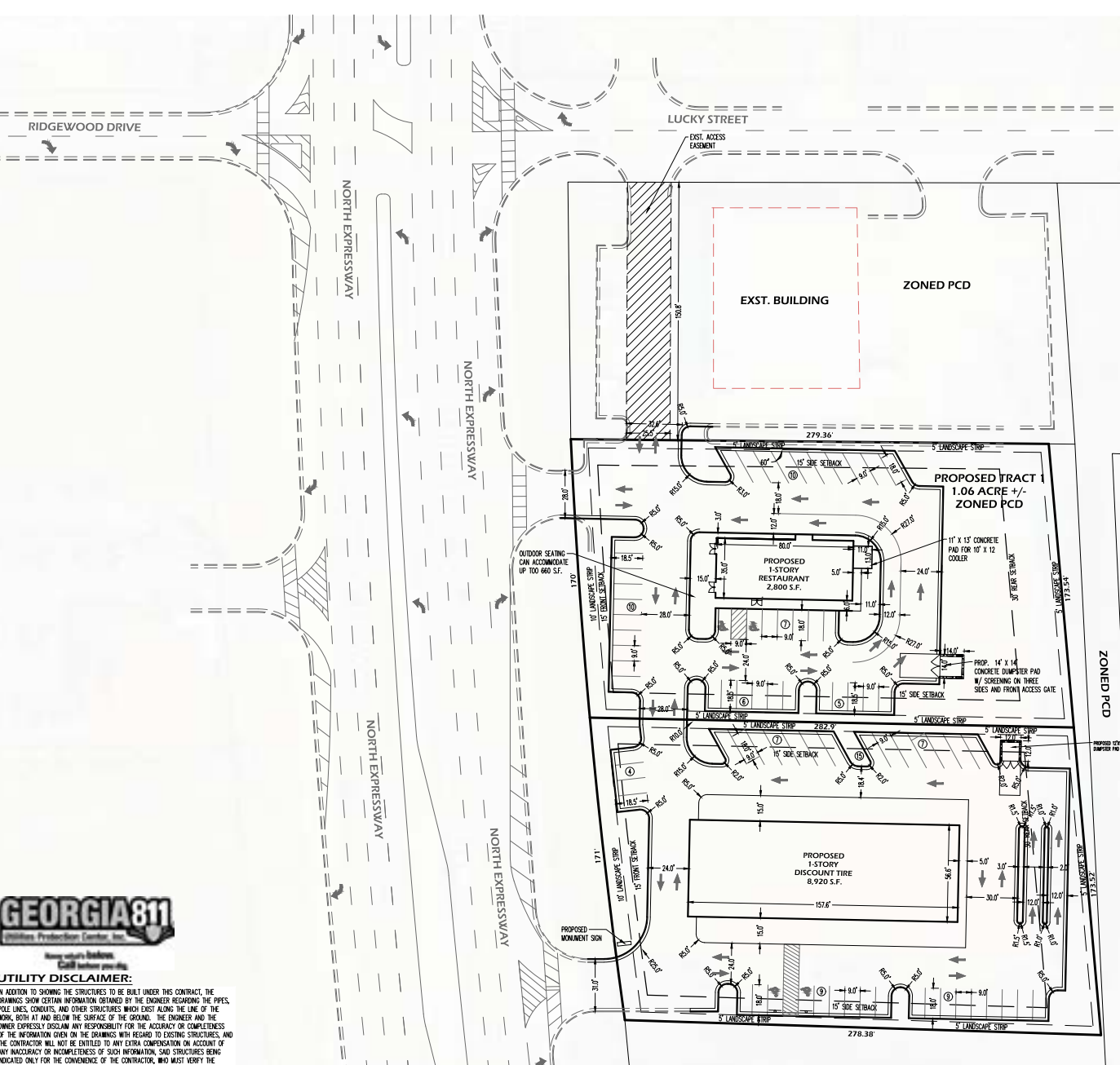
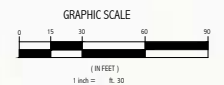
NAME
ADDRESS

PHONE
EMAIL

24-HR CONTACT:

NAME
PHONE
EMAIL:

ENGINEER:
EVANS DESIGN GROUP, INC.
4755 SUMMER SONG COURT
BUFORD, GA 30519
678.207.6830 (Ph)
CONTACT: JON M. EVANS, P.E.



UTILITY DISCLAIMER:
IN ADDITION TO SHOWING THE STRUCTURES TO BE BUILT UNDER THIS CONTRACT, THE DRAWINGS SHOW CERTAIN INFORMATION OBTAINED BY THE ENGINEER REGARDING THE PIPES, POLE LINES, CONDUITS, AND OTHER STRUCTURES WHICH EXIST ALONG THE LINE OF THE WORK, BOTH AT AND BELOW THE SURFACE OF THE GROUND. THE ENGINEER AND THE OWNER EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION GIVEN ON THE DRAWINGS WITH REGARD TO EXISTING STRUCTURES, AND THE CONTRACTOR WILL NOT BE ENTITLED TO ANY EXTRA COMPENSATION ON ACCOUNT OF ANY INACCURACY OR INCOMPLETENESS OF SUCH INFORMATION, SAID STRUCTURES BEING INDICATED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR, WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. THE OWING OF THIS INFORMATION UPON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, AND OTHER STRUCTURES. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO EXCAVATION SO AS TO PREVENT ANY DAMAGE TO THOSE SERVICES OR OTHER UTILITIES. ANY SUCH DAMAGES MUST BE REPAIRED WITHOUT DELAY AND THE COST OF SUCH REPAIRS MUST BE BORNE BY THE CONTRACTOR.

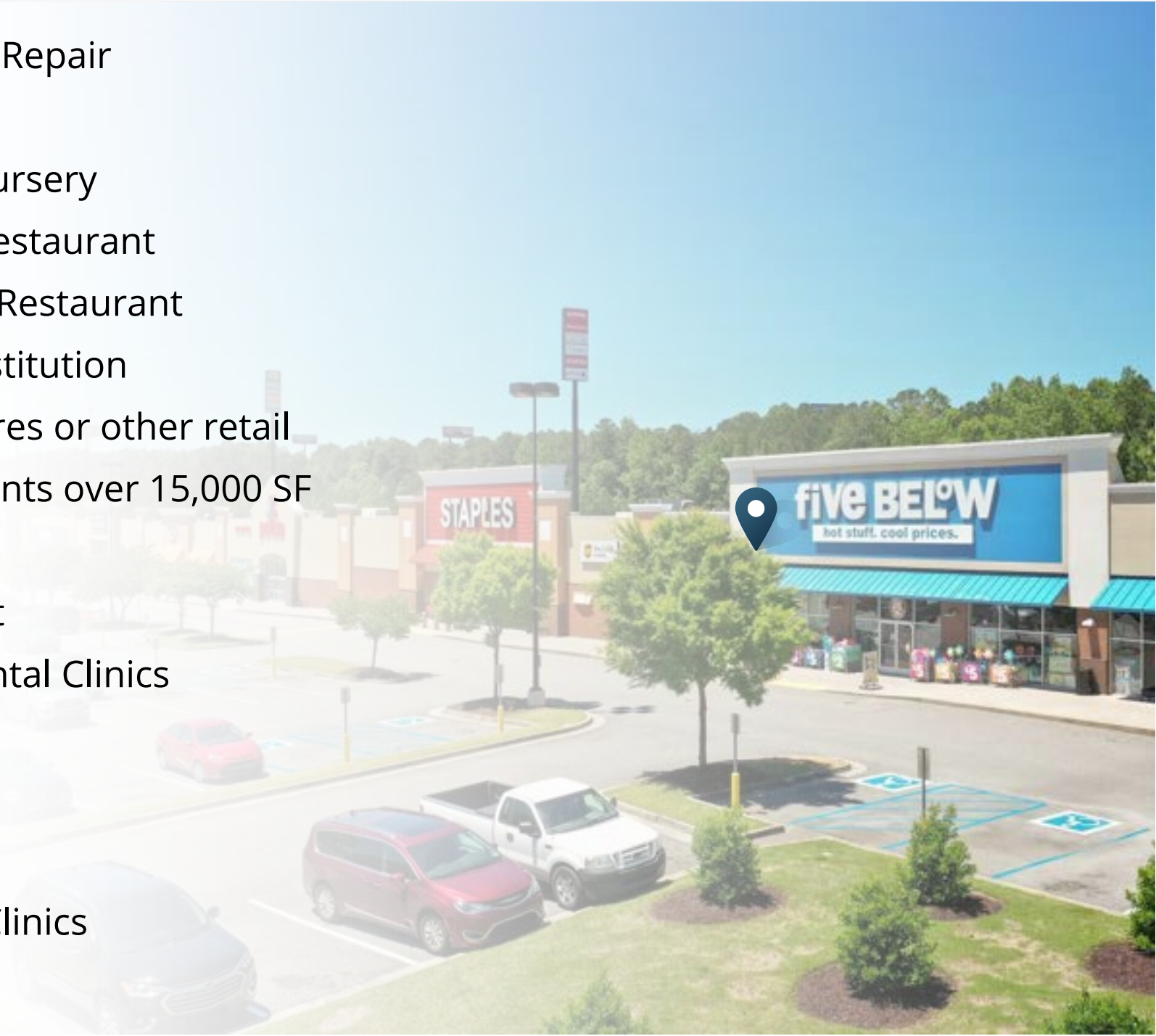
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Planned Commercial District (PCD)

Permitted Uses



- Automotive Repair
- Car Wash
- Day care, Nursery
- Fast Food Restaurant
- Fast Casual Restaurant
- Financial Institution
- Grocery stores or other retail establishments over 15,000 SF
- Hotel
- Laundromat
- Medical/Dental Clinics
- Motel
- Office
- Self-Storage
- Veterinary Clinics





SRS Real Estate Partners

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Stewart Preston

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GA License No. 420929

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