

5504 Main St

Flowery Branch, GA 30542

FOR SALE



Patrick Cisco

404.772.8608

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PROPERTY DESCRIPTION

For the first time in decades, Norton Commercial Acreage Group is proud to offer this piece of Northeast Georgia history for sale! Built in 1874, this historic, two-story building is truly one-of-a-kind! With heart pine floors throughout, and a floor plan easily customizable for your desired use, this building is prime for its next chapter of life! Having two floors of 2,432 sqft each (76'x32'), a grassed area at the immediate corner of Main St/Railroad St, and an open air, brick structure that was once used as the town's jail, you just cannot compare this property with anything else in the market - it is really that unique! This property is the most perfect future home for Flowery Branch's next great restaurant or other commercial business. Call today!!!

LOCATION DESCRIPTION

Conveniently located at the corner of Main St and Railroad St, in the Flowery Branch Commercial Historic District, across from the Flowery Branch Depot and Farmers Market. This location sits in the heart of downtown, alongside several other retailers, restaurants, offices, and residences, and is just one mile away from I-985's Exit 12 (Spout Springs Rd) and its surrounding retail.

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OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	0.13 Acres
Building Size:	4,864 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	9,001	22,227	100,521
Total Population	24,698	61,787	297,240
Average HH Income	\$115,839	\$114,809	\$118,114



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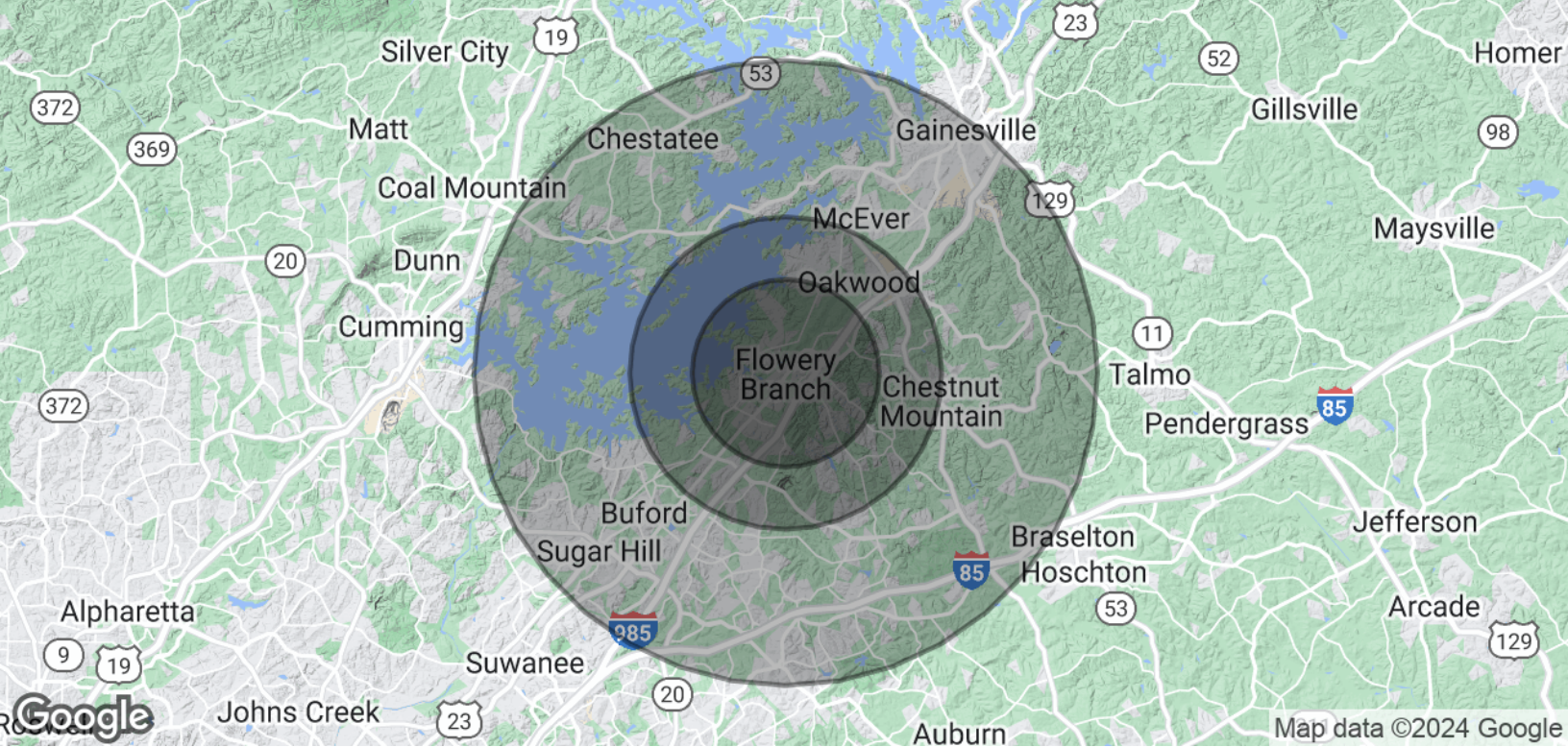
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	24,698	61,787	297,240
Average Age	40	40	39
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	9,001	22,227	100,521
# of Persons per HH	2.7	2.8	3
Average HH Income	\$115,839	\$114,809	\$118,114
Average House Value	\$410,506	\$421,090	\$441,184

Demographics data derived from AlphaMap

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