

2651 LEONE AVENUE

WALNUT
GROVE, GA
30052

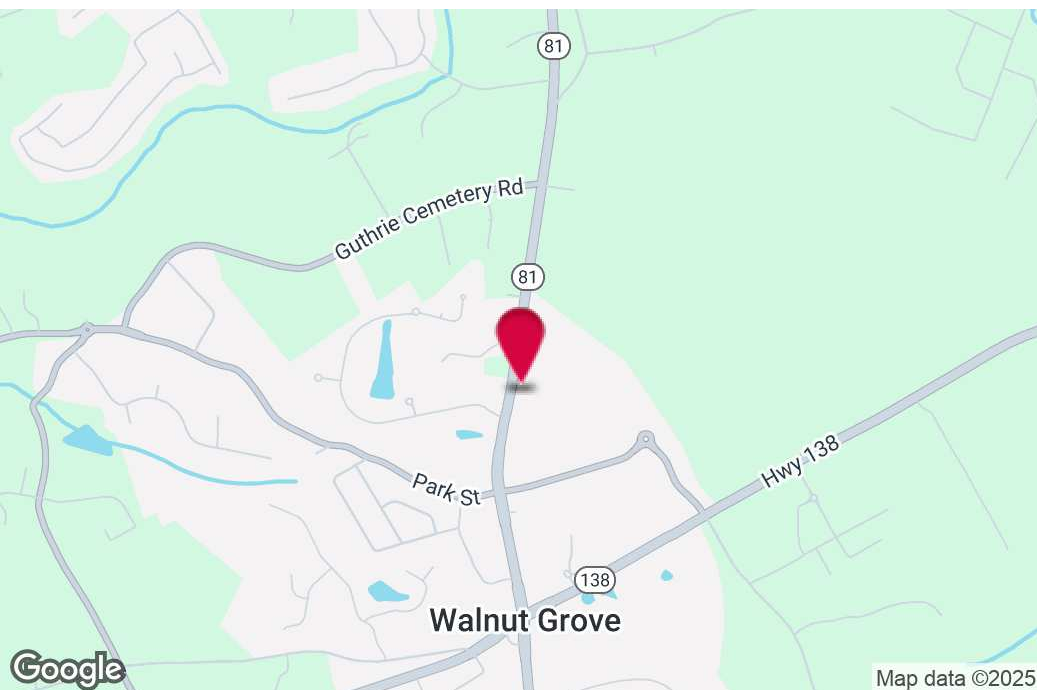
Land For Sale
0.82 +/- Acres

JASON MCCART, SIOR
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404.942.2000 | kingindustrial.com

FOR SALE
0.82 +/- ACRES



PROPERTY HIGHLIGHTS

- Located in Growing Walnut Grove, GA (Walton County)
- Potential Commercial
- Level Topo
- Highway Visibility
- Daily Traffic Count 14,315 +/- (GDOT)

OFFERING SUMMARY

Lot Size:	0.82 +/- Acres
Zoning:	R1

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AERIAL



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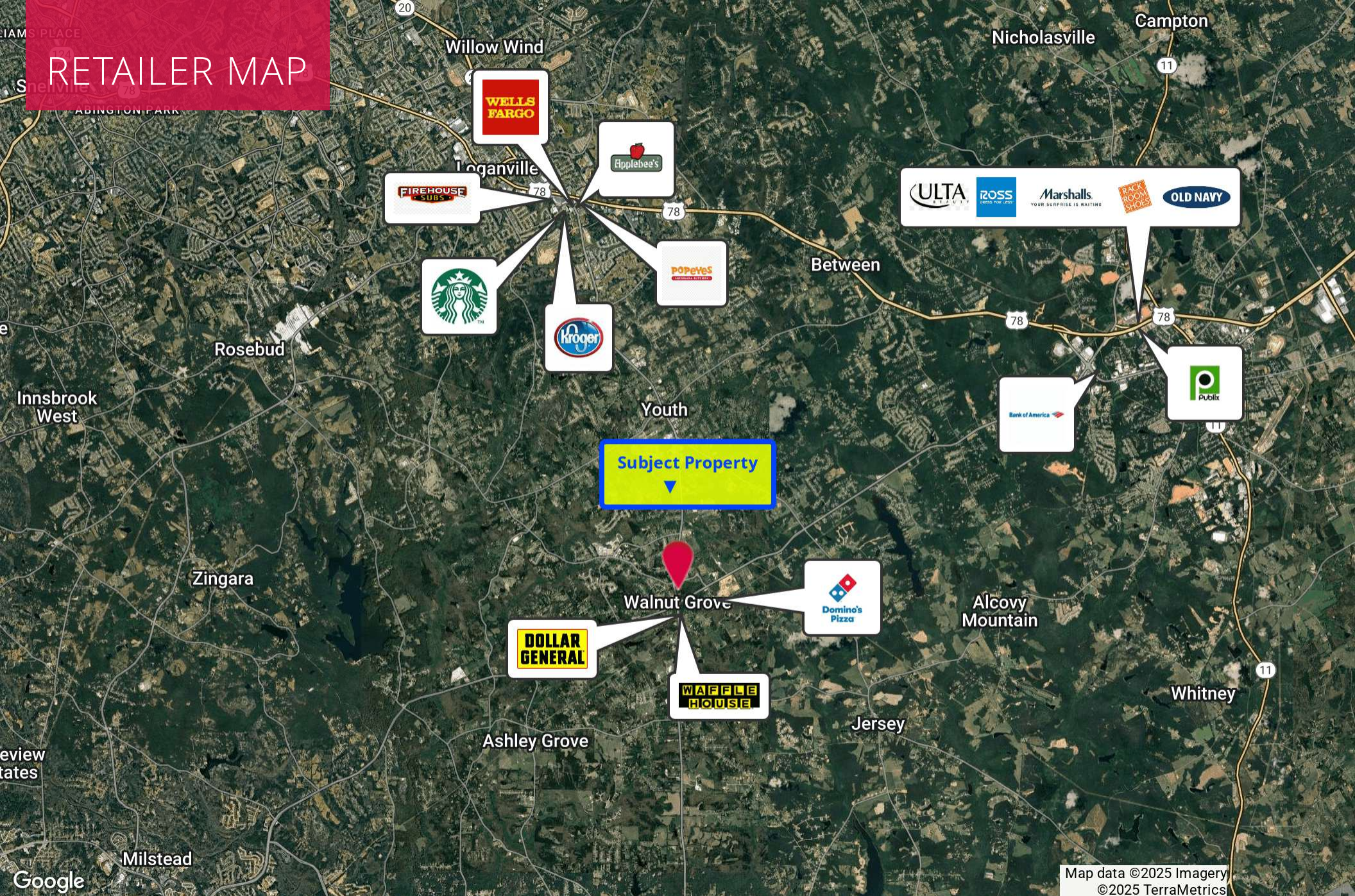
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RETAILER MAP



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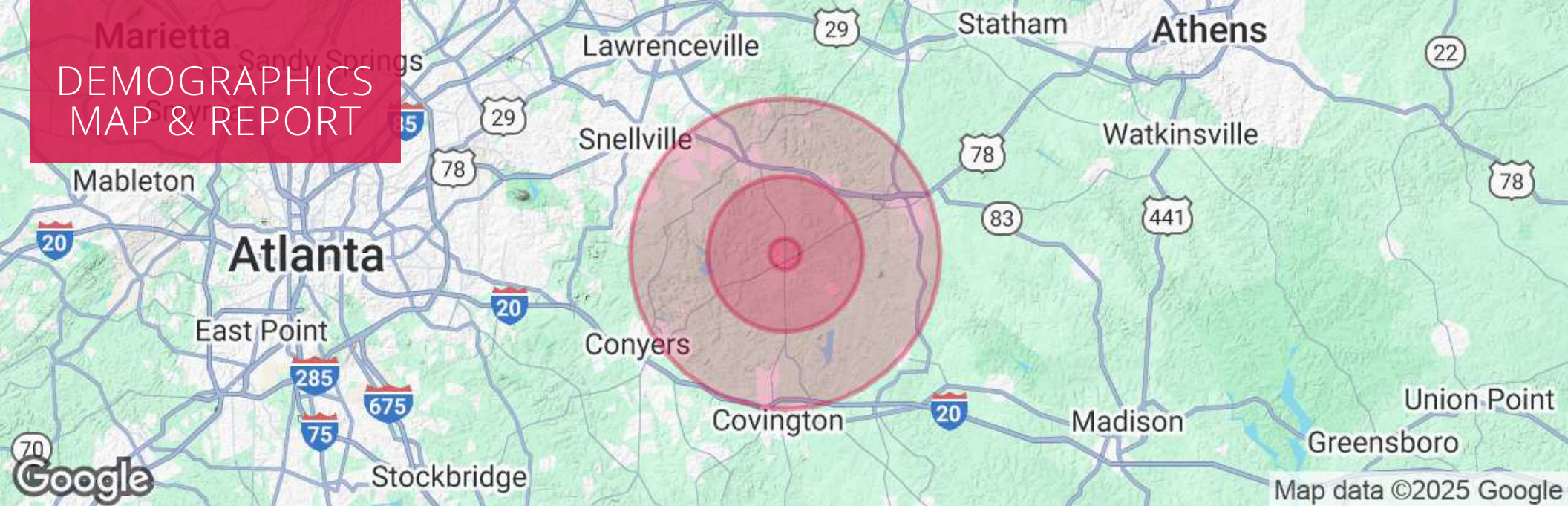
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Marietta DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,877	29,412	159,975
Average Age	38	41	39
Average Age (Male)	37	40	38
Average Age (Female)	39	42	41

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	621	9,940	54,067
# of Persons per HH	3	3	3
Average HH Income	\$102,633	\$112,641	\$103,763
Average House Value	\$292,148	\$348,141	\$314,000

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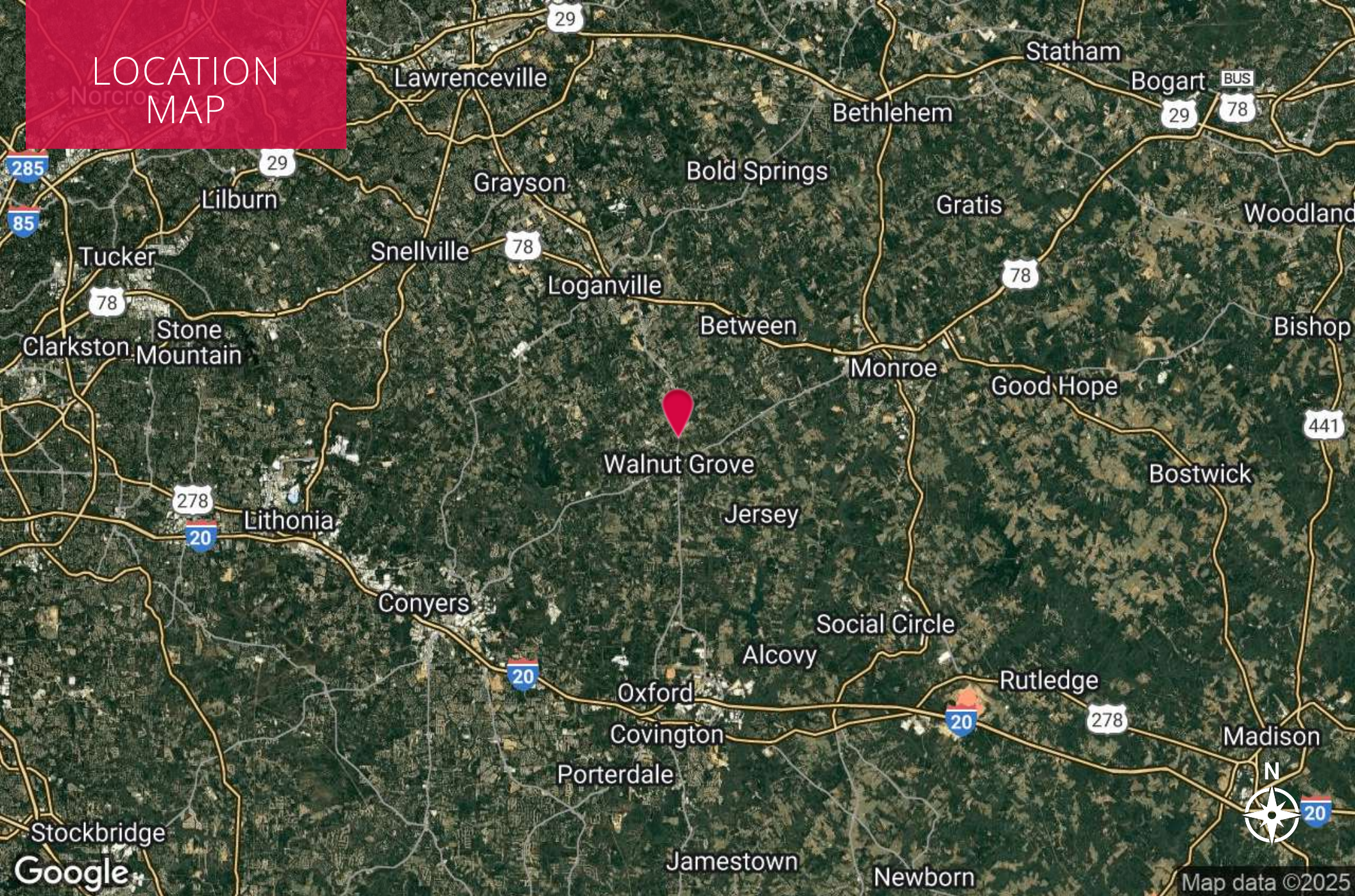
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LOCATION MAP



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