

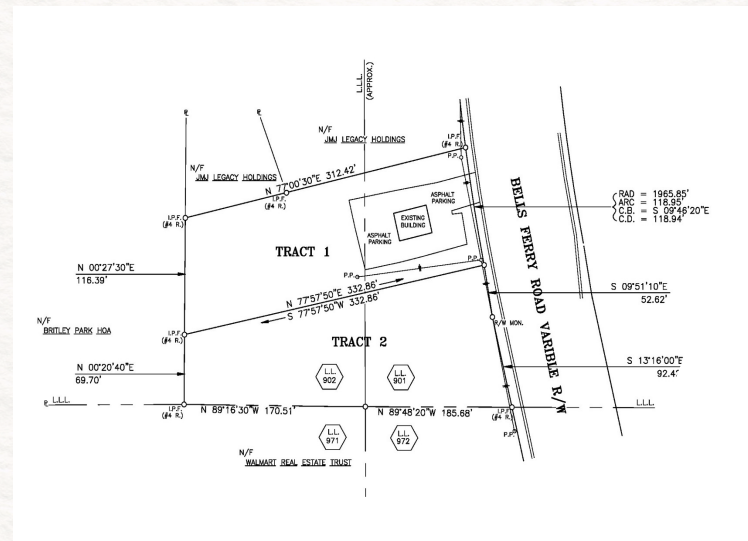
6439 & 6443 Bells Ferry Rd Woodstock, GA 30189

Walmart Adjacent Parcel Available: Sale/Ground Lease/Build to Suit



PROPERTY HIGHLIGHTS

- Ground Lease or Build to Suit
- Zoned GC (General Commercial)
- Ownership has negotiated Inter-Access easement with Walmart grossing over \$100m annually
- QSR, Retail Center, Gas Station, Oil Change, Office Site
- 1.70ac Total
- Can be subdivided (0.84ac & 0.86ac)
- Sewer and all utilities on site
- Minimal frontage setback being located within Bells Ferry LCI Overlay District (see pg. 5)
- Bells Ferry Rd set to be expanded to 4 lanes in each direction

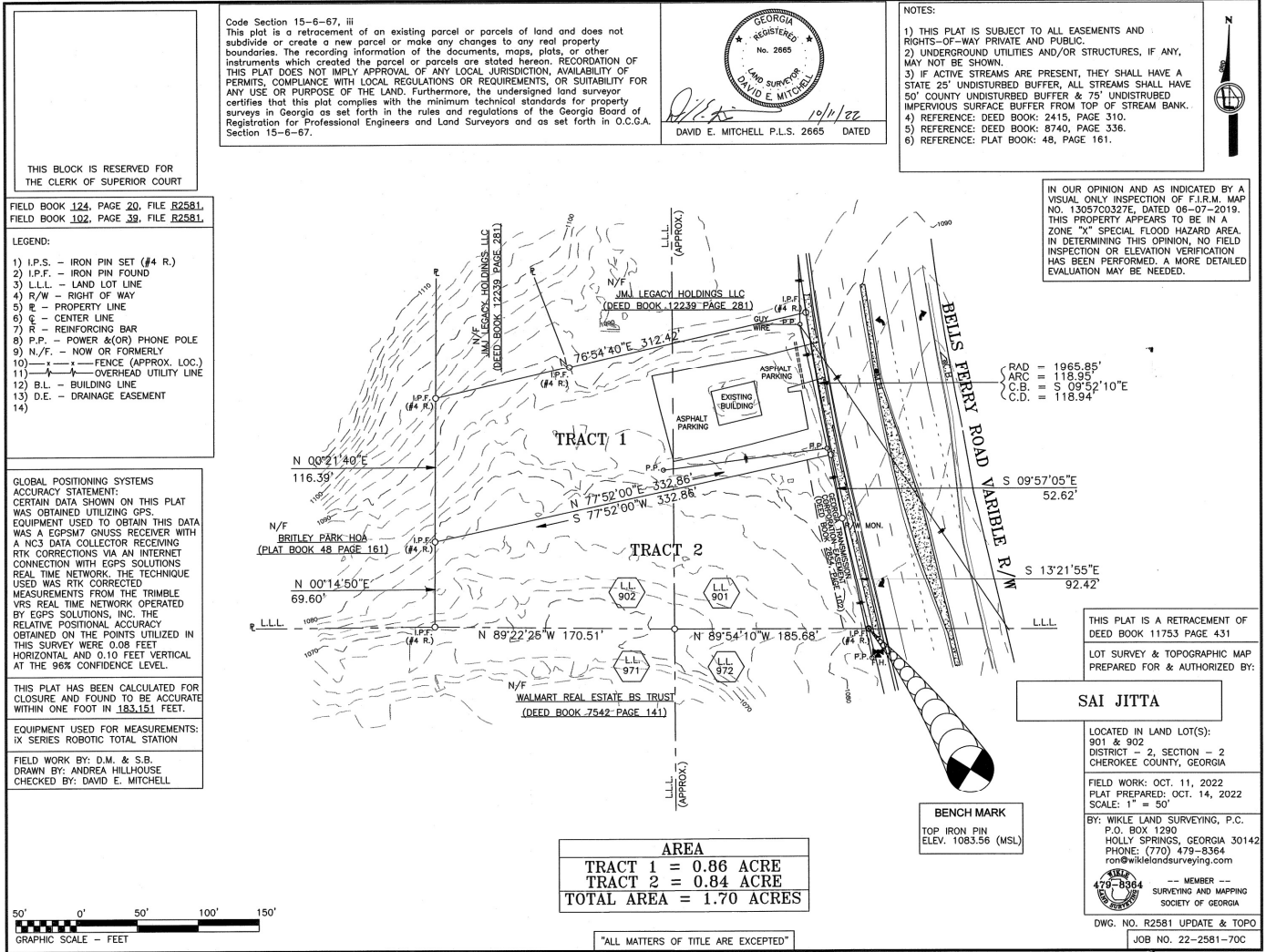


DEMOS

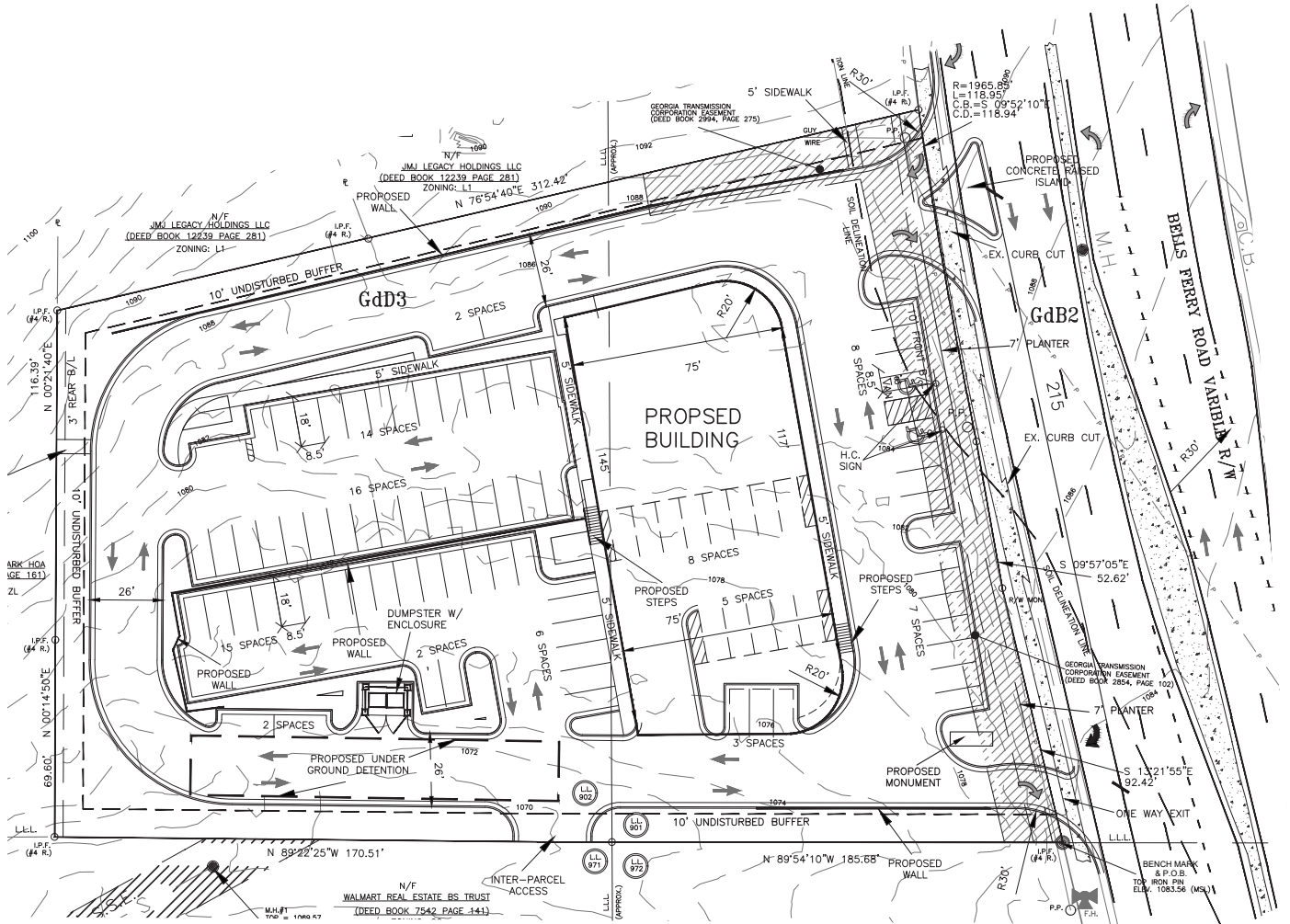
- Population (2mi=24K, 5mi=125k, 10mi=373k)
- Avg HHI (2mi=\$101k, 5mi=\$100k, 10mi=\$108k)
- Med HHI (2mi=\$81k, 5mi=\$82k, 10=\$88k)



SURVEY

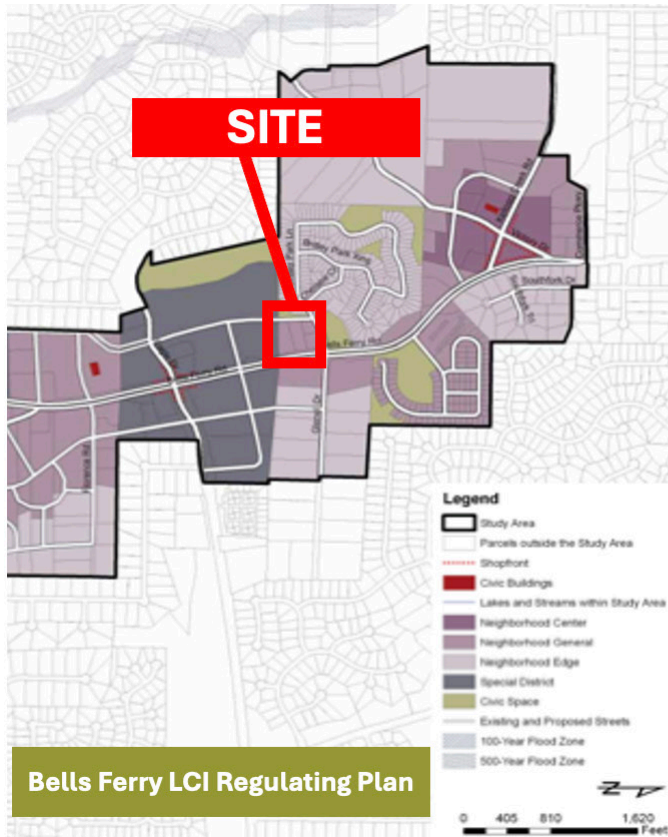


PROPOSED SITE PLAN

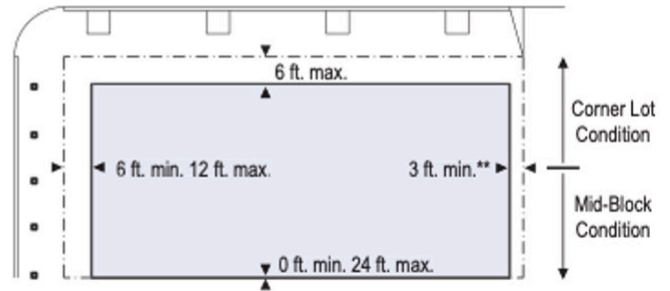


Included site plan shows for a possibility of 33,000 sq. ft. building (retail/office)

SETBACK INFORMATION



Setback Requirements



AREA AMENITIES



(Multi-Family is Permitted Use Under Bells Ferry LCI Overlay District)

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