



CANDLER

REAL ESTATE

2926 Atlanta Highway | Gainesville, GA 30507
Land For Sale

LEE HEMMER, CCIM, SIOR

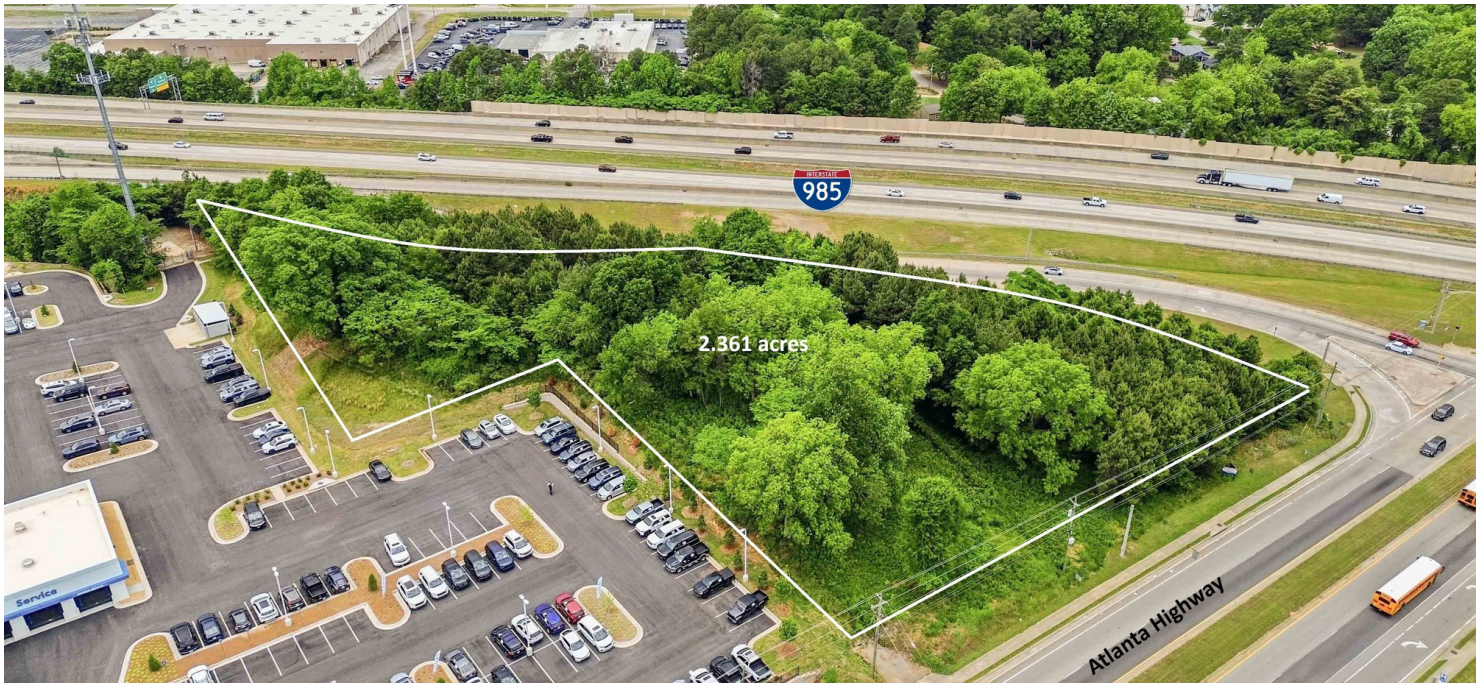
Principal/Managing Broker lee@candler.com

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ Industry Expertise

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Property Description

Positioned at the signalized corner of Exit 17 off I-985 and Atlanta Highway, this 2.361-acre commercial parcel offers exceptional visibility, access, and development potential. Located in one of South Hall County's fastest-growing commercial corridors, the site benefits from strong traffic counts, established retail activity, and immediate interstate exposure.

Property Highlights

- 19,300 AADT on Atlanta Highway
- 69,000 AADT at Exit 17 on I-985
- Zoned C-2 in City of Oakwood
- Access to site from Atlanta Highway

Offering Summary

Sale Price:	\$1,600,000
Lot Size:	2.361 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	721	8,480	23,324
Total Population	1,743	26,055	73,004
Average HH Income	\$89,349	\$95,892	\$94,650

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GA #183296

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