

FOR SALE | Golden Pond Residential Center

8167 Eisenhower Parkway , Lizella, GA 31052-3219



Offering Summary

Sale Price:	\$1,500,000
Building Size:	8,206 SF
Available SF:	
Lot Size:	4.57 Acres
Number of Units:	1
Price / SF:	\$182.79
Year Built:	1970
Renovated:	2007
Zoning:	Commercial

Property Overview

Property is currently used as an assisted living facility (ALF) in good condition. Ready for new owner to take over and expand to suit. The property has additional land behind the building which makes the value play her very attractive. Make your offer today.

Property Highlights

- 4.57 Acres
- 8206 SQFT
- Great Visibility
- Room to expand

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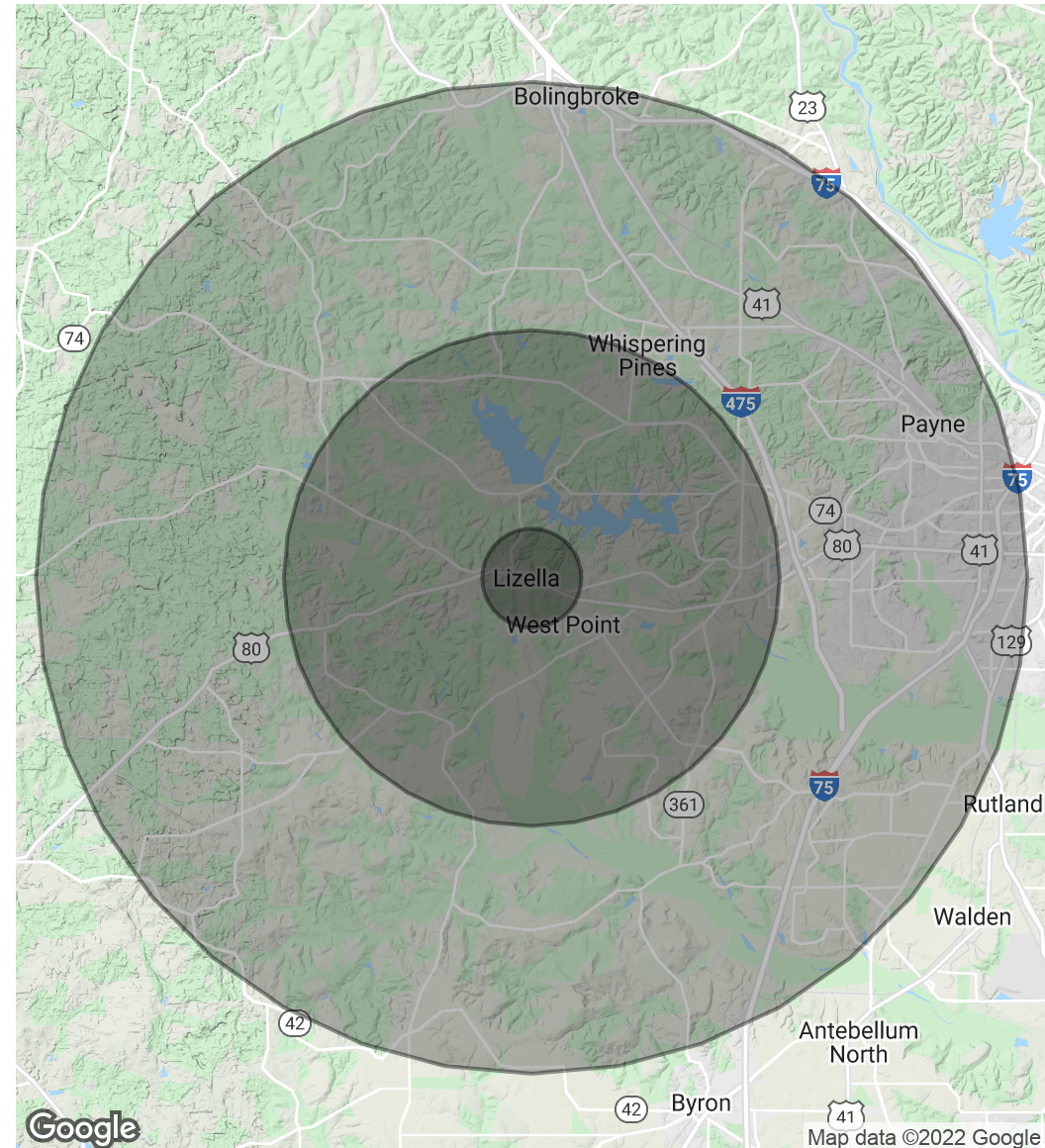
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Population	1 Mile	5 Miles	10 Miles
Total Population	536	15,731	97,722
Average Age	45.0	40.6	36.8
Average Age (Male)	42.8	40.5	35.3
Average Age (Female)	47.7	41.7	38.2

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	207	5,901	35,711
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$78,021	\$74,303	\$65,244
Average House Value	\$253,422	\$225,816	\$173,131

* Demographic data derived from 2010 US Census



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