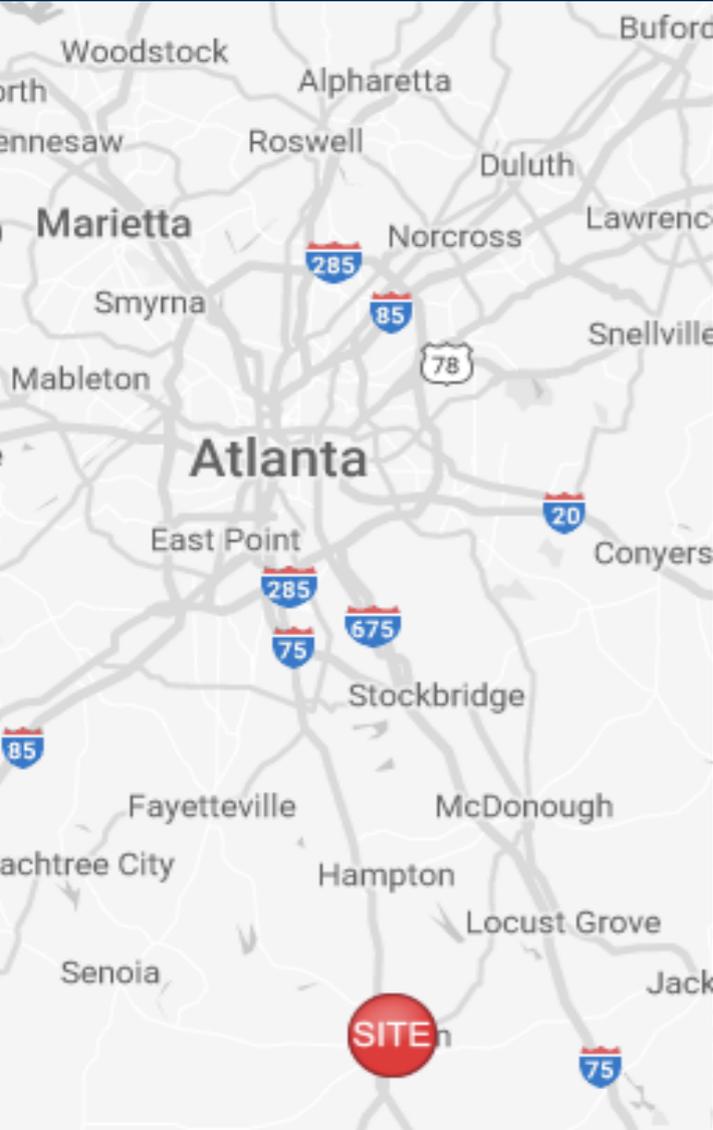


# 804 West Taylor Street Griffin, GA 30223



**LAND FOR SALE OR  
GROUND LEASE**

### Leasing Contacts

Marrissa Chanin  
678-501-5341  
[marrissa@riverwoodproperties.com](mailto:marrissa@riverwoodproperties.com)

Allie Hodge Motz  
678-501-5342  
[ahodge@riverwoodproperties.com](mailto:ahodge@riverwoodproperties.com)

[riverwoodproperties.com](http://riverwoodproperties.com)

### Property Highlights

- The property is located less than a mile from Peachtree Immediate Care and Interstate 41 in Griffin, GA.
- This site is located less than 35 miles from the nation's largest airport, Atlanta Hartsfield Jackson, and is less than 18 miles from Gordon College in Barnesville.
- 27,037 VPD
- Zoned C3
- For Sale or Ground Lease: GLA: 0.485 AC



# AREA DEMOGRAPHICS



2024  
Population

1 MILE	8,064
3 MILE	33,816
5 MILE	49,990



2024 Daytime  
Population

1 MILE	7,761
3 MILE	29,402
5 MILE	44,370



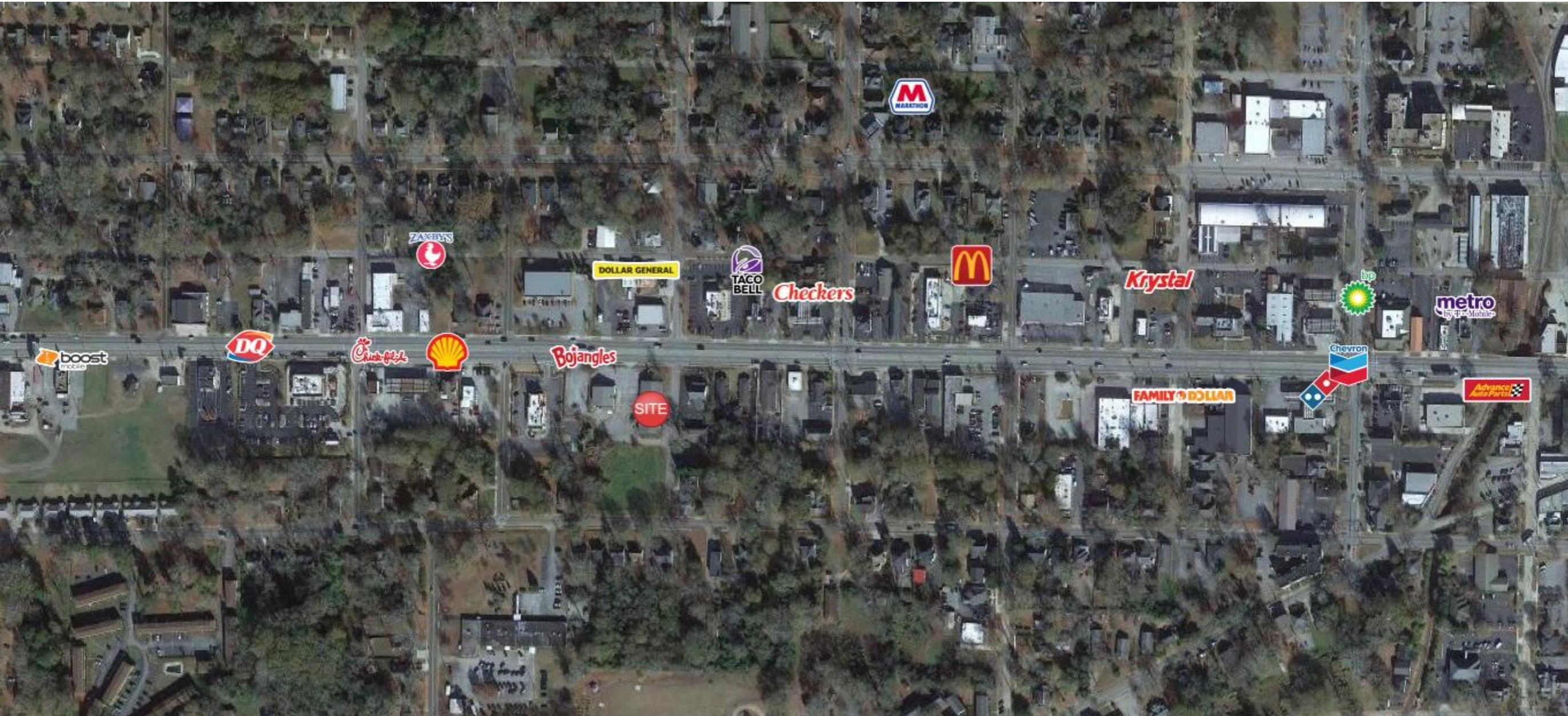
Household 2024

1 MILE	3,174
3 MILE	12,964
5 MILE	19,142



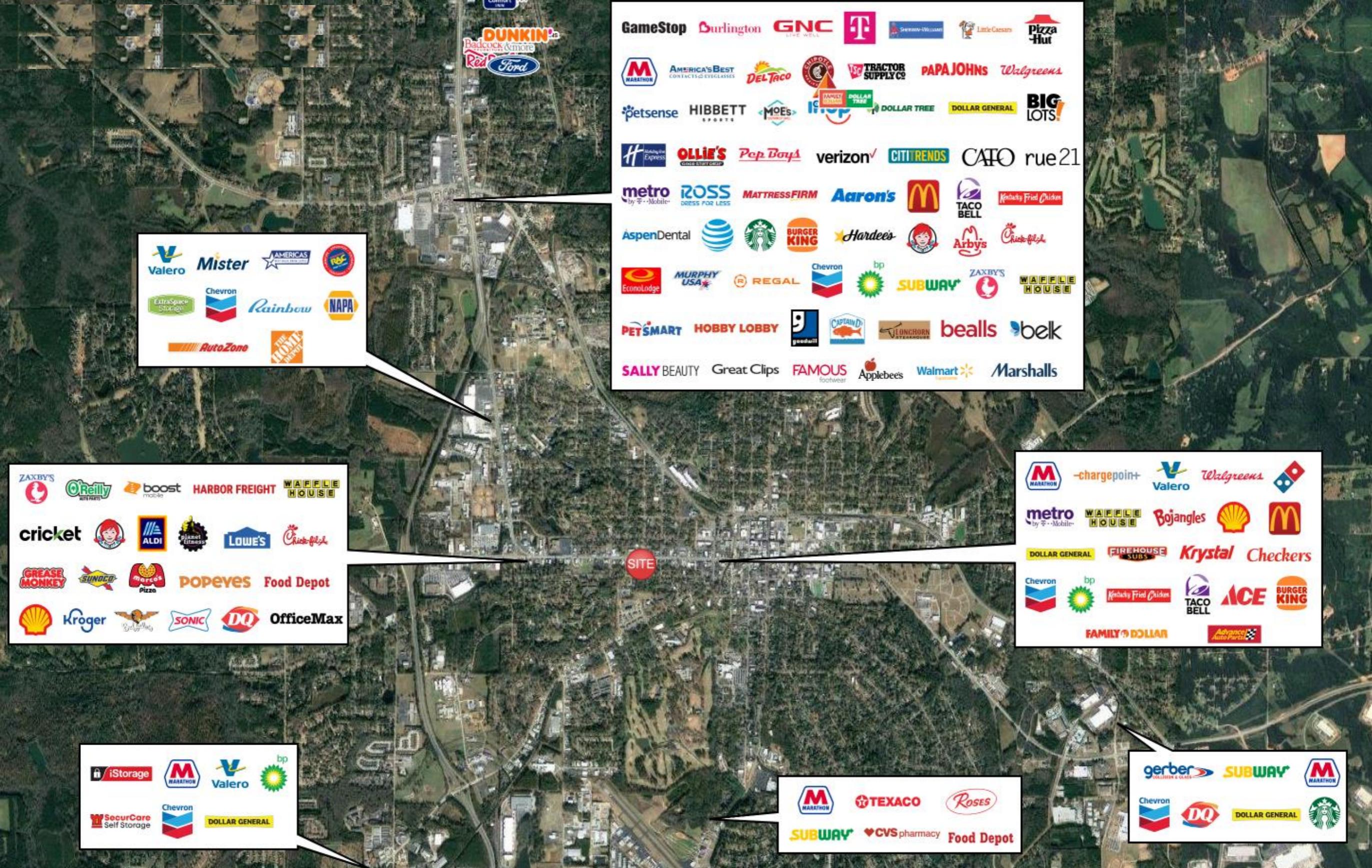
Household  
Income

1 MILE	\$45,000
3 MILE	\$63,200
5 MILE	\$70,100



804 West Taylor Street  
Griffin, GA 30223  
Trade Area Overview





DUNKIN'  
Badcock & Amore  
Red Ford

GameStop Burlington GNC TFC  
America's Best Contacts & Eyeglasses DEL TACO TRACTOR SUPPLY CO PAPA JOHN'S Walgreens  
petsense HIBBETT MOEs  
DOLLAR TREE DOLLAR GENERAL BIG LOTS!  
Hibbett Express OLLIE'S Pep Boys verizon CITITRENDS CAFO rue21  
metro by T-Mobile ROSS DRESS FOR LESS MATTRESS FIRM Aaron's McDonald's TACO BELL Kentucky Fried Chicken  
AspenDental AT&T STARBUCKS BURGER KING Hardees  
EconoLodge MURPHY USA REGAL Chevron bp SUBWAY ZAXBY'S WAFFLE HOUSE  
PETSMART HOBBY LOBBY 9 goodall CAPTAIN D LUNCHBORN bealls belk  
SALLY BEAUTY Great Clips FAMOUS footwear Applebees Walmart Marshalls

Valero Mister AMERICAS RAC  
ExtraSpace Storage Chevron Rainbow NAPA  
AutoZone THE HOME DEPOT

ZAXBY'S O'Reilly boost HARBOR FREIGHT WAFFLE HOUSE  
cricket ALDI Planet Fitness LOWE'S Chick-fil-A  
GREASE MONKEY SUNCOCO Marco's POPEYES Food Depot  
Shell Kroger SONIC DQ OfficeMax

MARATHON -chargepoint+ Valero Walgreens Domino's  
metro by T-Mobile WAFFLE HOUSE Bojangles Shell McDonald's  
DOLLAR GENERAL FIREHOUSE SUBS Krystal Checkers  
Chevron bp Kentucky Fried Chicken TACO BELL ACE BURGER KING  
FAMILY DOLLAR Advance Auto Parts

iStorage MARATHON Valero bp  
SecurCare Self Storage Chevron DOLLAR GENERAL

MARATHON TEXACO Roses  
SUBWAY CVS pharmacy Food Depot

gerber SUBWAY MARATHON  
Chevron DQ DOLLAR GENERAL Starbucks

804 West Taylor Street  
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Trade Area Overview

