

Norton Commercial & Acreage Group, LLC | 434 Green Street, Gainesville, GA 30501

**2375 Murphy Boulevard, Gainesville, GA 30504**

Industrial Building

# FOR SALE



16.76 +/- acres



309,000 +/- sq ft.



**Will Cobb**

SVP/Partner/Associate Broker

434 Green Street

Gainesville, GA 30501

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[www.NortonCommercial.com](http://www.NortonCommercial.com)



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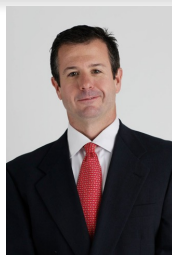
## Property Summary

- **Asking Price: \$28,273,500**
- **16.76 +/- acres**
- I-I Industrial
- 18 Loading Docks
- 3.0 +/- miles from the Gainesville Square
- 4.4 +/- miles from Interstate 985
- 70 +/- miles Hartsfield-Jackson Atlanta International Airport

## Property Overview

**Available Now:** Central Hub Industrial Building

- This impressive industrial property boasts approximately 309,000 square feet of functional space on a substantial 16.76-acre lot, offering a prime location for large-scale operations in Gainesville, GA.



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# Demographics Map & Report

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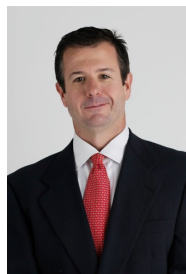
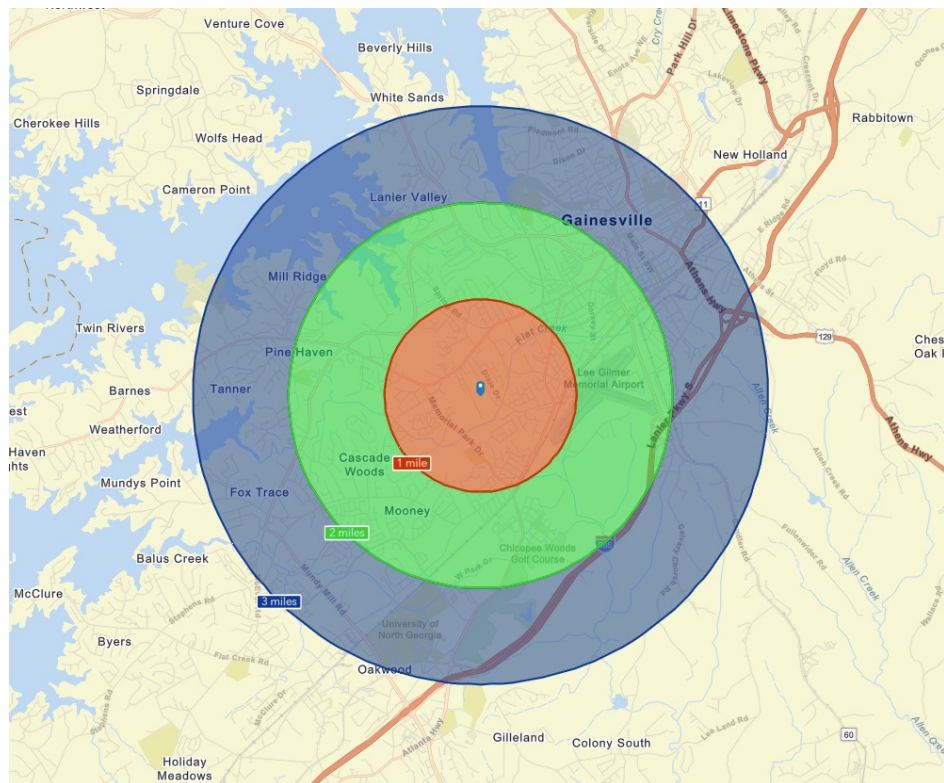


Population	0 - 1 mile	1 - 2 mile	2 - 3 mile
2010 Population	8,887	12,970	15,282
2020 Population	8,782	15,516	17,599
2024 Population	8,995	16,840	18,641
2029 Population	9,401	19,580	19,581
2010-2020 Annual Rate	-0.12%	1.81%	1.42%
2020-2024 Annual Rate	0.57%	1.95%	1.36%
2024-2029 Annual Rate	0.89%	3.06%	0.99%
2020 Male Population	51.8%	49.9%	48.4%
2020 Female Population	48.2%	50.1%	51.6%
2020 Median Age	26.2	30.5	34.5
2024 Male Population	52.1%	50.4%	49.2%
2024 Female Population	47.9%	49.6%	50.8%
2024 Median Age	27.1	31.0	34.9

In the identified area, the current year population is 18,641. In 2020, the Census count in the area was 17,599. The rate of change since 2020 was 1.36% annually. The five-year projection for the population in the area is 19,581 representing a change of 0.99% annually from 2024 to 2029. Currently, the population is 49.2% male and 50.8% female.

## Median Age

The median age in this area is 34.9, compared to U.S. median age of 39.3.



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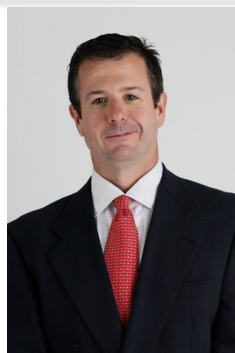
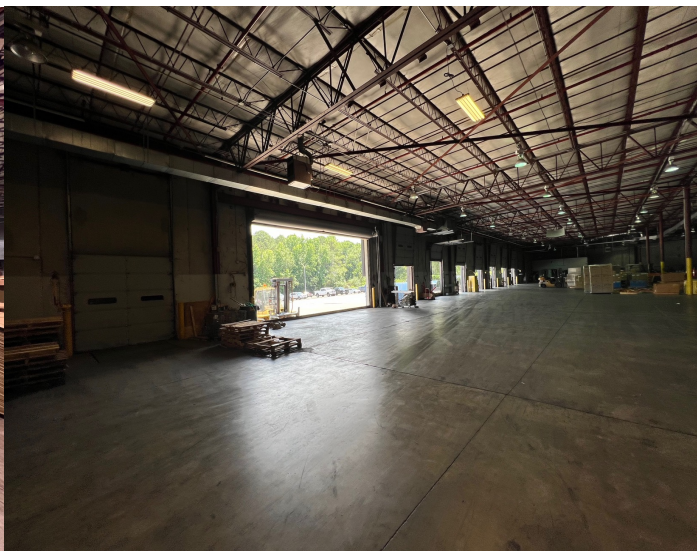
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