

# MALCOM ROAD

SOCIAL  
CIRCLE, GA  
30025

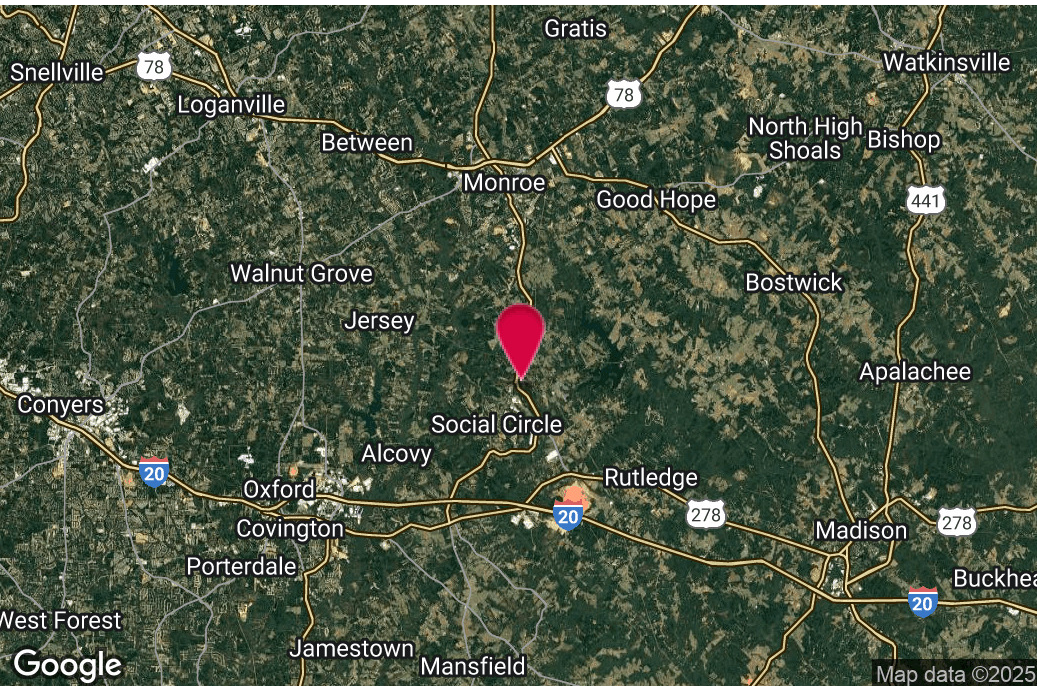
Land For Sale  
32.695± Acres

**JASON MCCART, SIOR**  
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**King** Industrial  
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404.942.2000 | [kingindustrial.com](http://kingindustrial.com)

FOR SALE  
32.695± ACRES



### PROPERTY HIGHLIGHTS

- Flat Topo
- All Utilities Available
- 4 Sided Road Frontage
- Easy Access to Interstate 20
- Minutes from Rivian Mega Site
- Zoned I1

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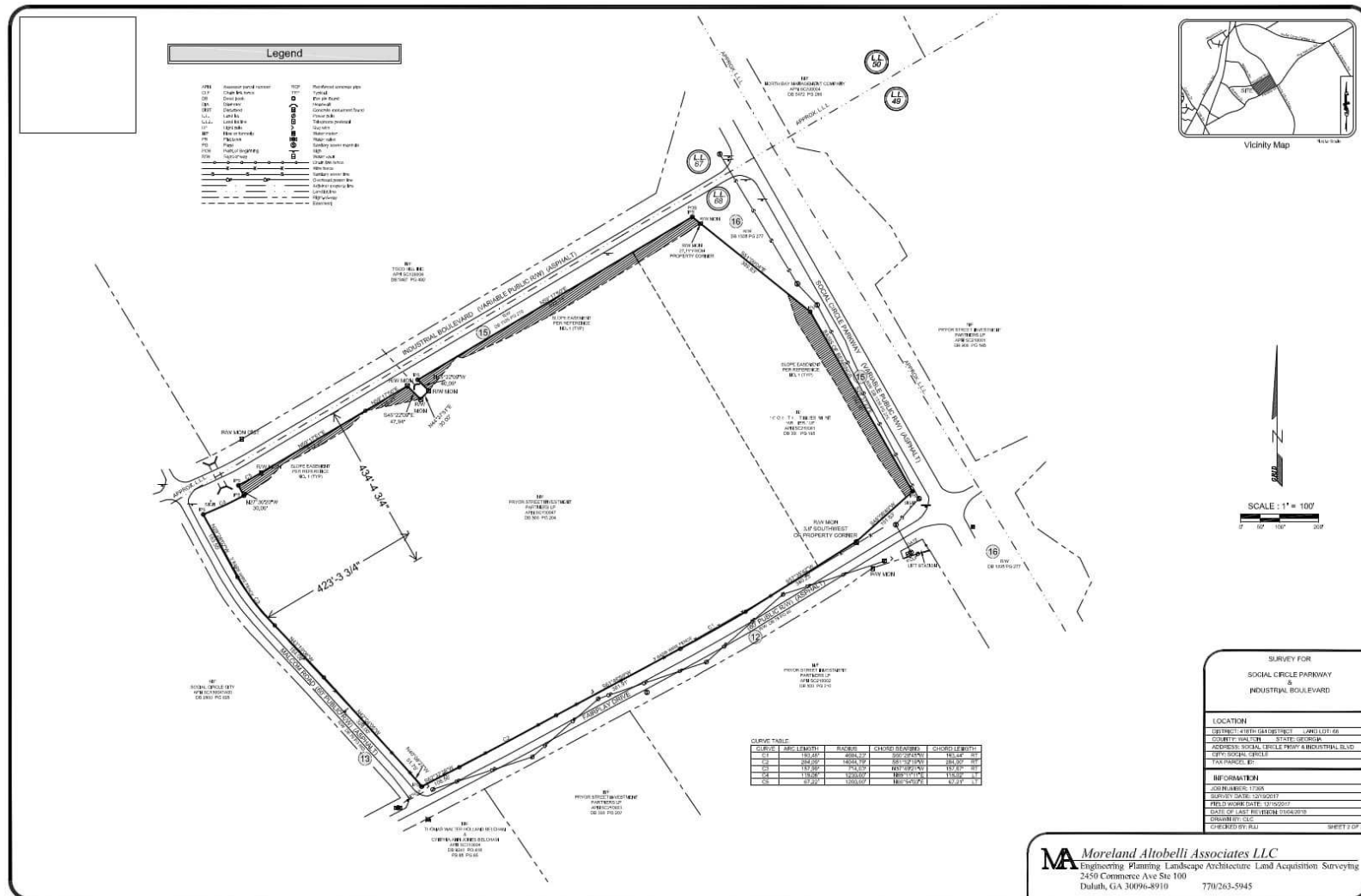
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# SITE PLAN

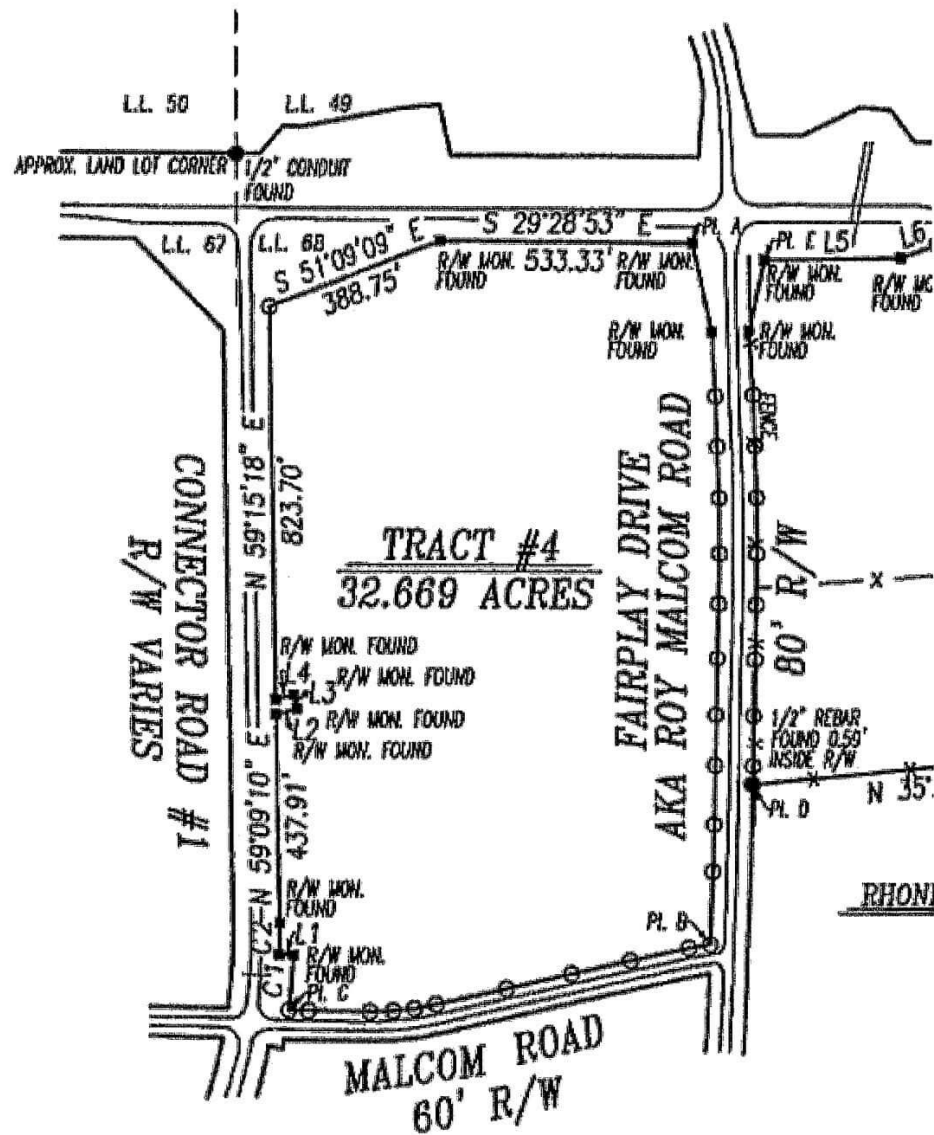


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# SURVEY



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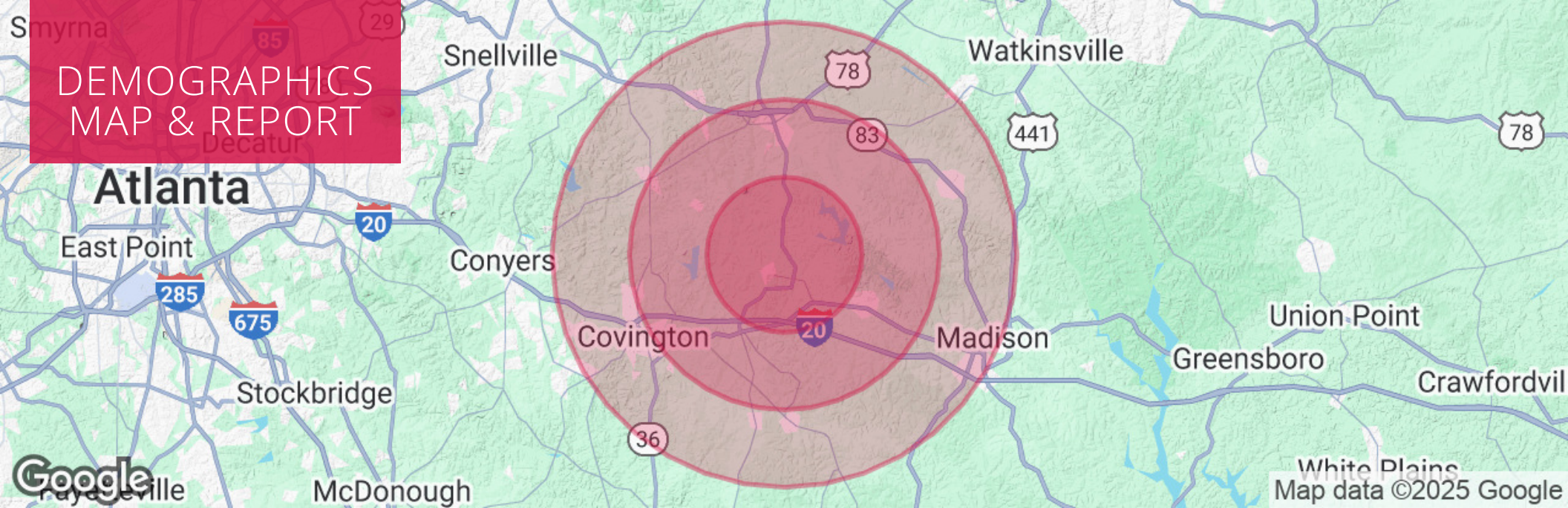
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	11,312	55,648	170,575
Average Age	41	41	40
Average Age (Male)	40	39	39
Average Age (Female)	42	42	42

## HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	4,017	20,104	60,962
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$99,657	\$96,394	\$99,724
Average House Value	\$336,512	\$312,385	\$297,732

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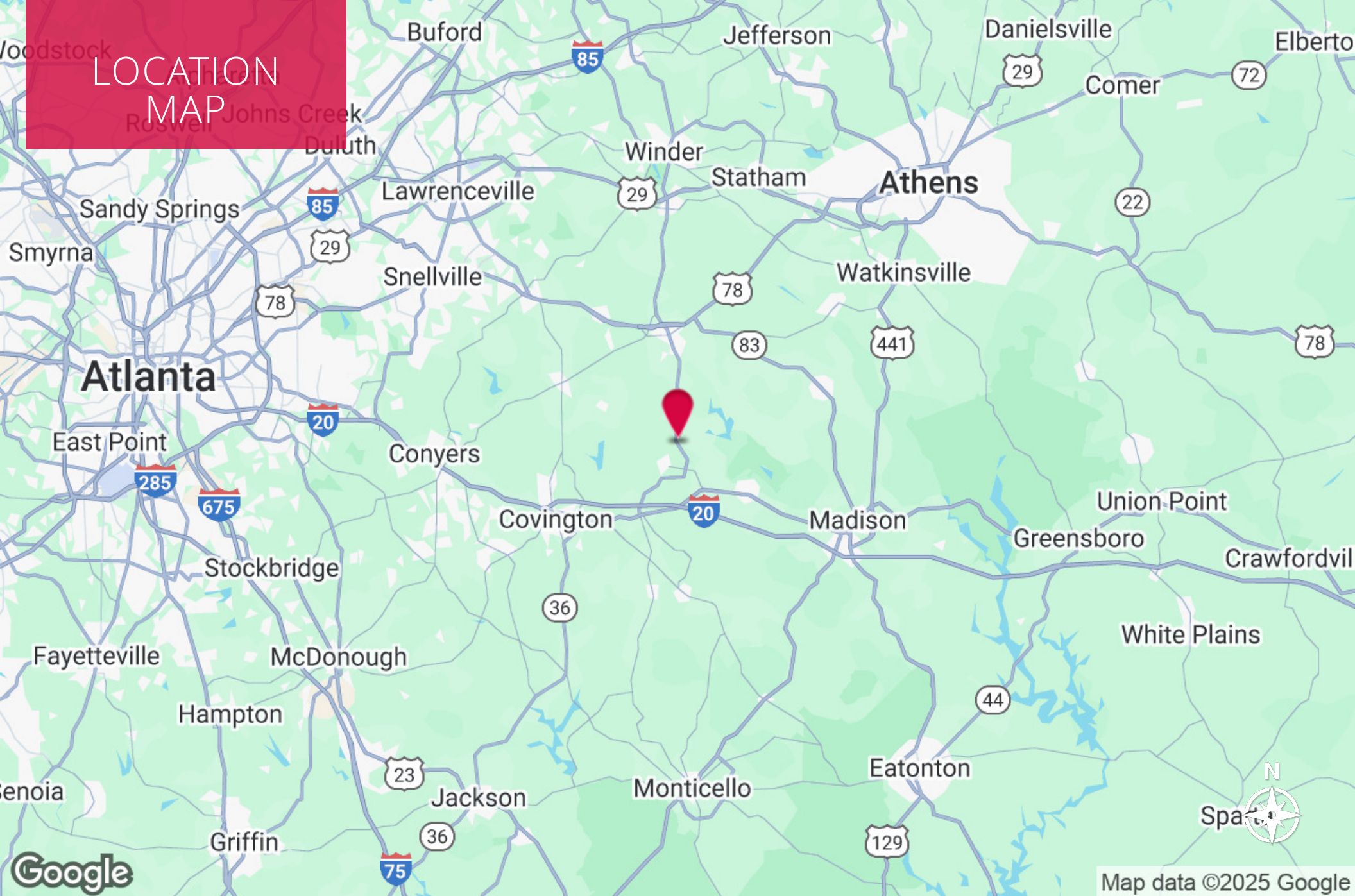
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# LOCATION MAP



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