

GRIFFIN COMMERCIAL LOT

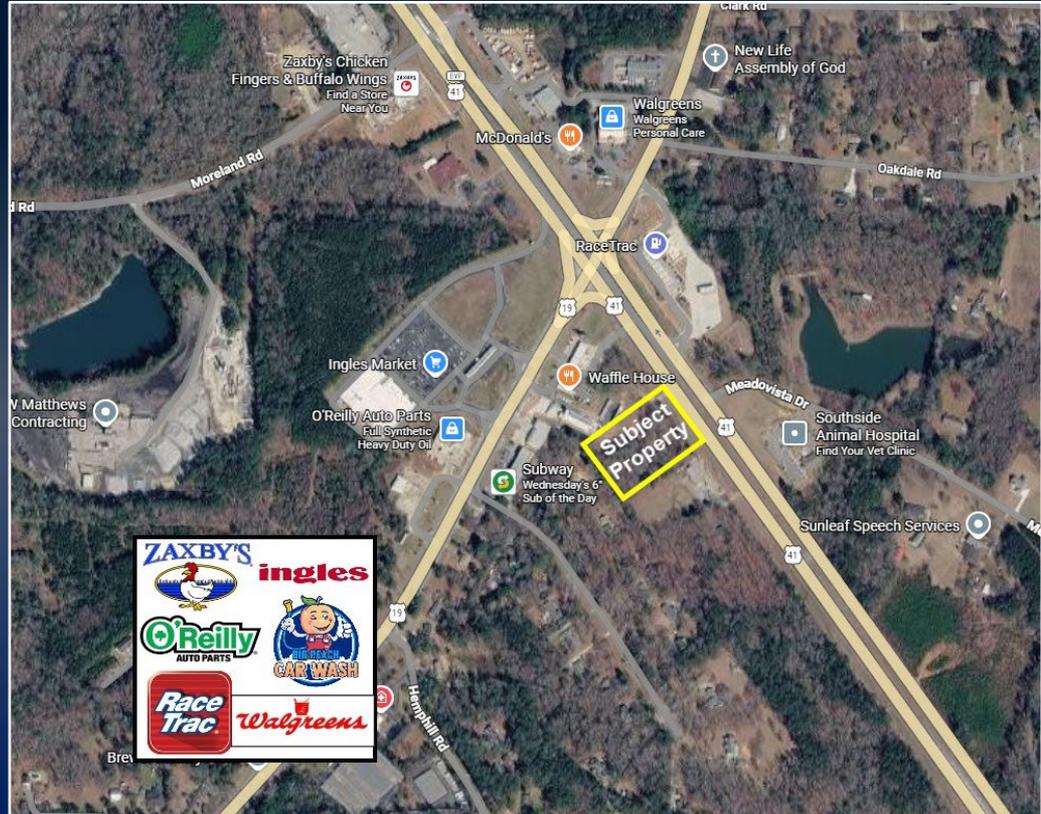
1722 HIGHWAY 7/41
GRIFFIN, GA 30224
SPALDING COUNTY

±2.80 ACRES

PRICE REDUCED!

\$575,000

SALES PRICE: \$525,000



BO ELLIOTT C: 478.718.2049

BELLIOTT@THESUMMITGROUPMACON.COM

4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210

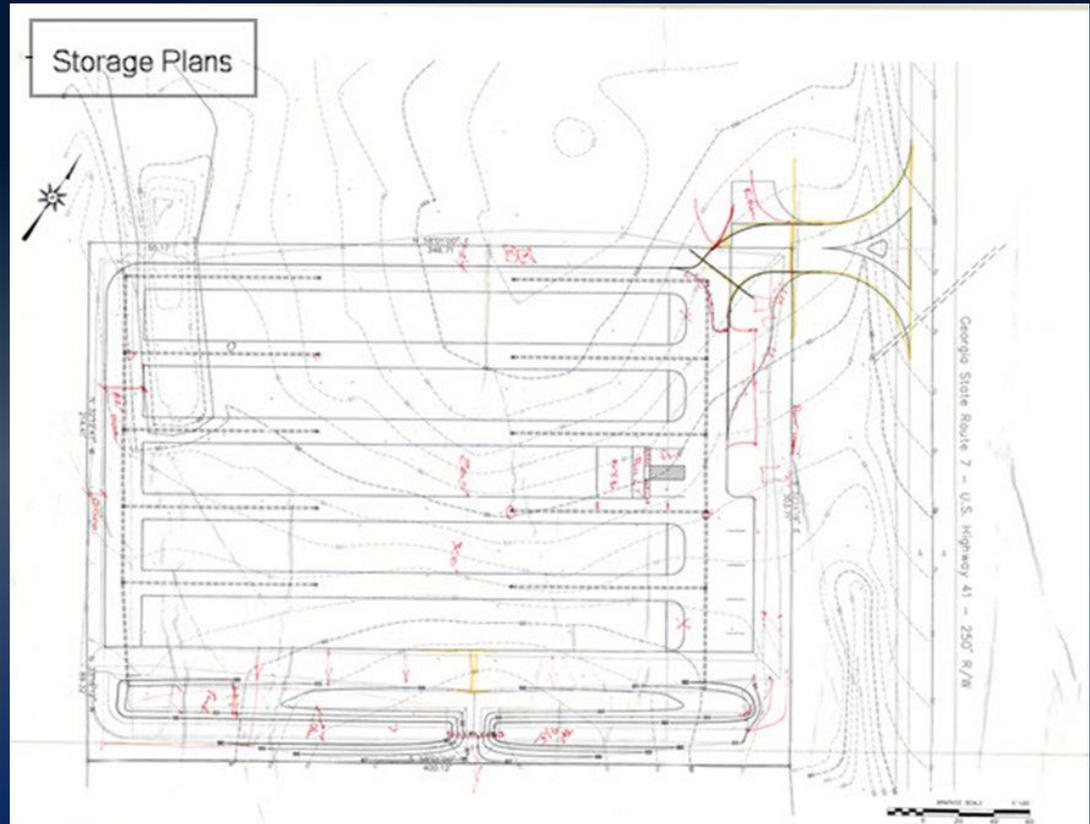
O: 478.750.7507

WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- ±2.80 Acres
- Approved for ±43,800 SF of storage unit space & ±1,200 SF of office space
- Located in a busy and well-established corridor
- Proximity to Downtown Griffin (approx. 4 miles) provides excellent visibility and accessibility
- Strong demographics and established customer base nearby



1722 HIGHWAY 7/41
GRIFFIN, GA 30224
SPALDING COUNTY



DEMOGRAPHICS & TRAFFIC COUNTS

- Traffic Count (2021 GDOT estimate):
Hwy 7/41 – 15,800 VPD

1722 Highway 7/41 - Griffin, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	1,433	14,759	39,134
2030 ESTIMATED POPULATION	1,462	15,216	39,943
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	537	5,599	14,980
2030 HOUSEHOLD ESTIMATES	550	5,814	15,418
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$113,688	\$106,245	\$89,296
2030 HH INCOME ESTIMATE	\$125,408	\$119,691	\$100,635

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



\$106,245



14,759



5,599



2.5%



6,526

The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.

