

GRIFFIN COMMERCIAL LOT

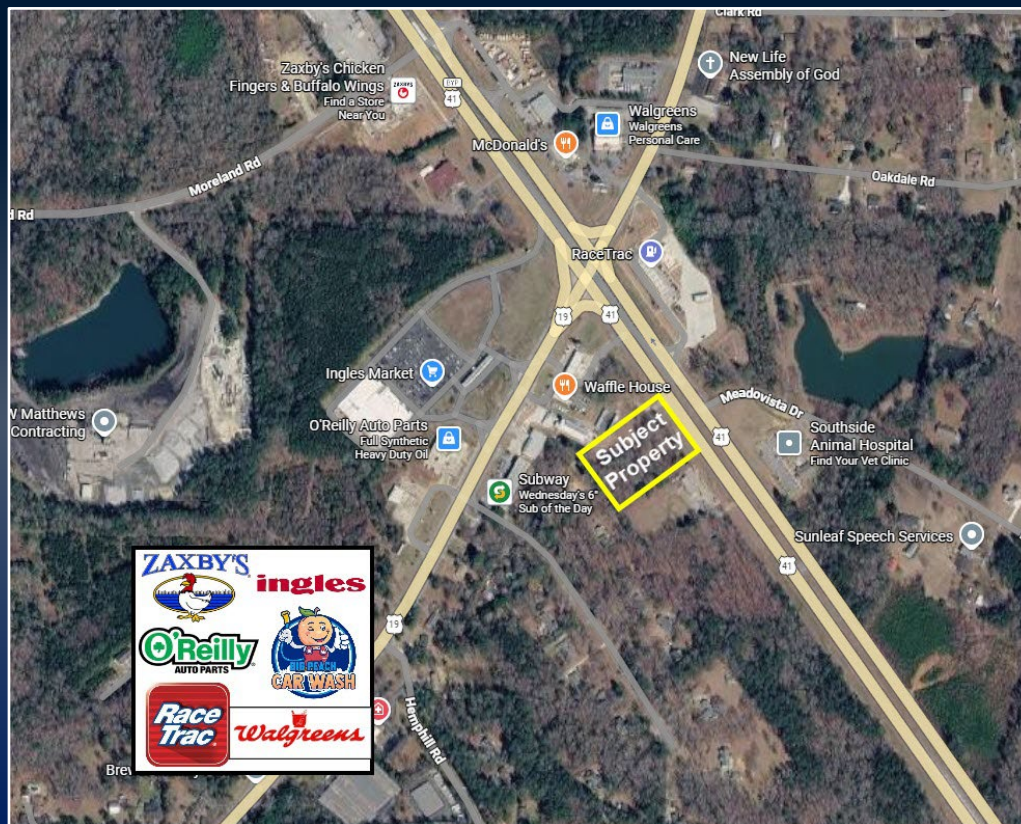
1722 HIGHWAY 7/41
GRIFFIN, GA 30224
SPALDING COUNTY

±2.80 ACRES

PRICE REDUCED!

\$525,000

SALES PRICE: \$499,000



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4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210

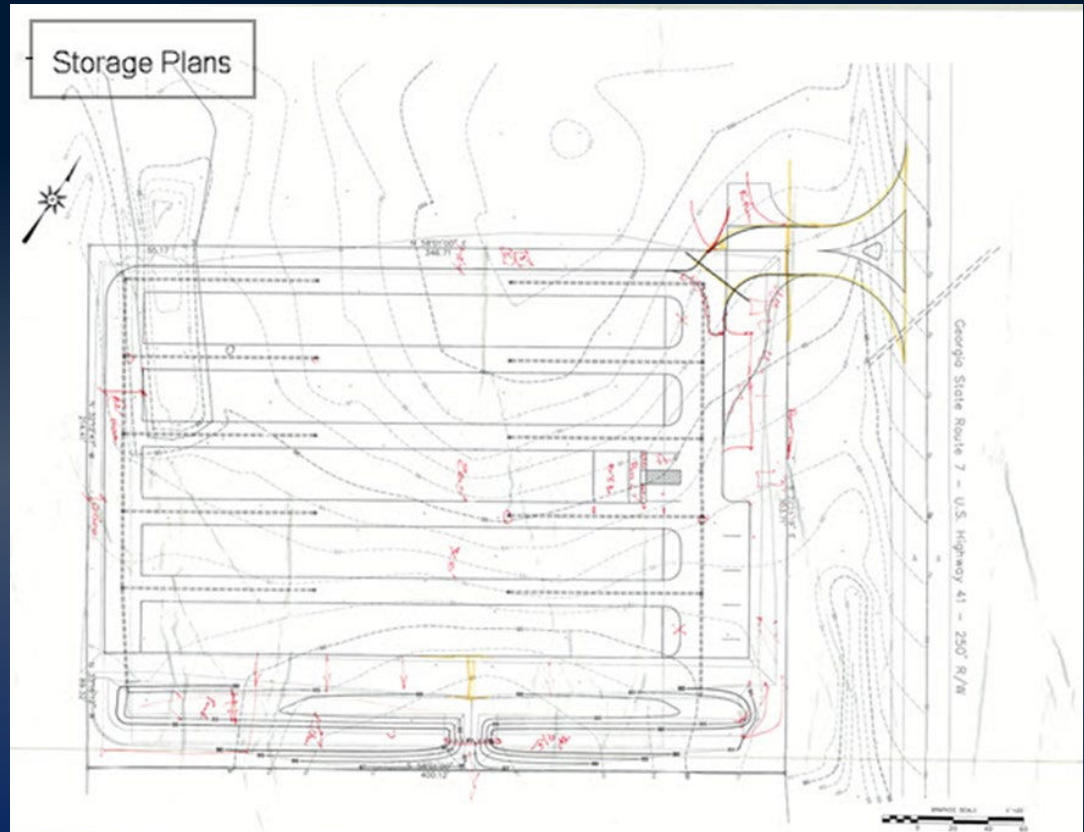
O: 478.750.7507

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PROPERTY INFORMATION

- ± 2.80 Acres
- Approved for $\pm 43,800$ SF of storage unit space & $\pm 1,200$ 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



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DEMOGRAPHICS & TRAFFIC COUNT

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

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