

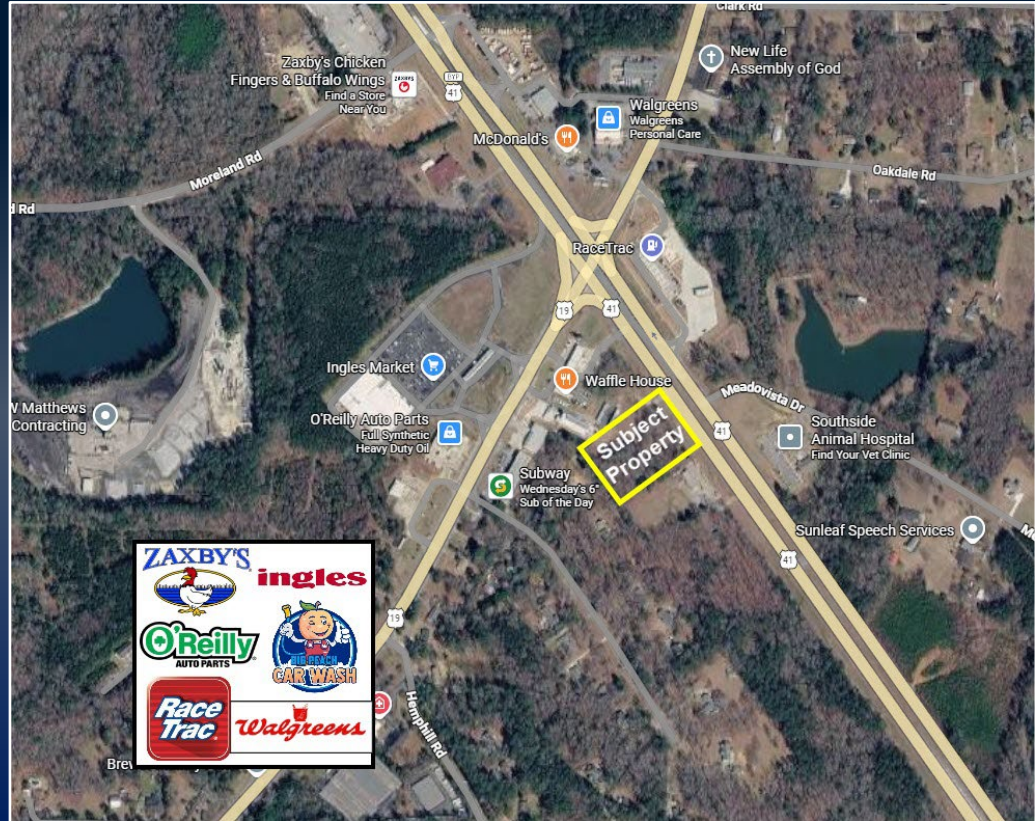
# GRIFFIN COMMERCIAL LOT

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

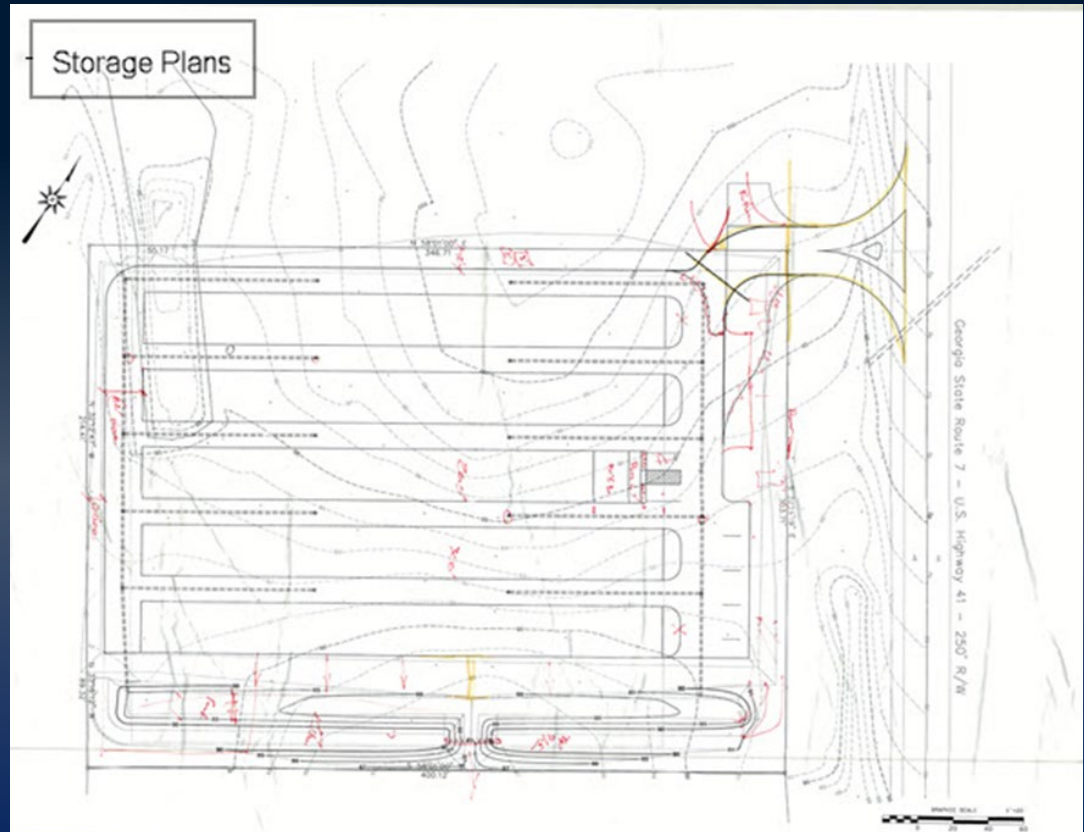
O: 478.750.7507

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## PROPERTY INFORMATION

- ±2.80 Acres
- Approved for ±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



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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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