



C-2 COMMERCIAL ZONED LAND | 31 ACRES | PRIVATE 8-ACRE LAKE

# 460 AERODROME WAY

GRIFFIN, GEORGIA 30224 | SPALDING COUNTY

ASKING PRICE

**\$850,000**

Land & Improvements

TOTAL ACREAGE

**31.31AC**

ZONING

**C-2**

Commercial District

PRIVATE LAKE

**8ACRES**

Bass Lake with Dock

ATL AIRPORT

**45MIN**

Hartsfield-Jackson

**PROPERTY OVERVIEW**

**LAND & IMPROVEMENTS FOR SALE**

Interrüt presents the exclusive listing of 460 Aerodrome Way — 31.31 acres of C-2 commercially zoned land in Spalding County, Georgia, offered with all existing improvements. The site is offered unencumbered by existing operations, providing a buyer full latitude to develop their own concept from day one.

**DEVELOPMENT POTENTIAL**

**BUILD YOUR OWN CONCEPT HERE**

C-2 zoning across 31+ acres with a private lake provides broad flexibility for hospitality, recreational, and commercial development. Existing improvements including a 2,840 SF pavilion, dock, gazebo, and outbuildings serve as a structural head start for a buyer bringing their own vision to the site.



**31+ ACRES C-2 COMMERCIAL LAND**

One of the largest commercially zoned recreational land offerings in South Metro Atlanta. Supports outdoor hospitality, retreat, camp, mixed-use, or full redevelopment programs.



**PRIVATE 8-ACRE BASS LAKE**

A private lake on commercially zoned land is rare in Georgia. The water feature is a permanent natural amenity that anchors the site's value for any development program.



**EXISTING IMPROVEMENTS INCLUDED**

Pavilion, open porch, fireplace patio, gazebo, dock, and outbuildings transfer with the land as-is. A buyer can renovate, expand, or redevelop per their own program.

**OUTDOOR EVENT VENUE DEVELOPMENT**

**GLAMPING & RETREAT RESORT**

**OUTDOOR CONCERTS & FESTIVALS**

**CORPORATE RETREAT CAMPUS**

**CAMP & YOUTH PROGRAMMING**

**COMMERCIAL REDEVELOPMENT**

**LAND & PROPERTY DETAILS**

ADDRESS	460 Aerodrome Way, Griffin, GA 30224
COUNTY	Spalding County
ZONING	C-2 Commercial District
FLOOD ZONE	X – Minimal Flood Risk
LAND AREA	31.31 Acres (Combined Parcels)
PAVILION STRUCTURE	2,840 SF Covered
YEAR IMPROVED	Circa 1995

**PARCEL & FINANCIAL DATA**

PRIMARY PARCEL	235-04-020-F (31.11 AC)
SECONDARY PARCEL	235-04-020-M (0.20 AC)
2025 COUNTY MKT VALUE	\$599,314
2025 ANNUAL TAXES	\$8,482
ASKING PRICE	\$850,000
ATL AIRPORT	45 Minutes
DOWNTOWN GRIFFIN	5 Minutes



**SHANA DAVIS**

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Land & improvements for sale only. Lake Pavilion business not included. Buyer to verify all details and zoning with Spalding County. Interrüt 2026.