



COMMERCIAL LAND & IMPROVEMENTS FOR SALE | GRIFFIN, GEORGIA | SPALDING COUNTY

460 AERODROME WAY

ASKING PRICE

\$850,000

TOTAL ACREAGE

31.31 ACRES

ZONING

C-2 COMMERCIAL

PAVILION SF

2,840 SF

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460 AERODROME WAY — LAND & IMPROVEMENTS FOR SALE

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01 | PROPERTY OVERVIEW

A RARE LAKEFRONT COMMERCIAL OPPORTUNITY

Interrut is pleased to present the exclusive listing of 460 Aerodrome Way in Griffin, Georgia— 31.31 acres of C-2 commercially zoned land in Spalding County, offered for sale 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. The site includes a private 8-acre bass lake, a 2,840 SF covered pavilion structure, open porch event area, custom outdoor fireplace patio, gazebo, wooden dock, equipment building, and multiple pole shelters. These improvements represent a significant development head start for a buyer bringing their own vision, concept, or redevelopment program to the site.

The property is located approximately 45 minutes from Hartsfield-Jackson Atlanta International Airport and minutes from Downtown Griffin. The C-2 commercial zoning classification provides broad flexibility for hospitality, recreational, and commercial development concepts. Buyer to verify all permitted uses directly with Spalding County.



INVESTMENT HIGHLIGHTS

31+ ACRES OF COMMERCIAL LAND

±31.31 acres of C-2 commercially zoned land, One of the largest commercially zoned land offerings of its type in South Metro Atlanta. The acreage supports a wide range of development programs from boutique hospitality to large-scale recreational or mixed-use commercial concepts.

PRIVATE 8-ACRE BASS LAKE

A private lake on commercially zoned land is an exceptionally rare combination in Georgia. The water feature represents a permanent natural amenity that cannot be replicated and anchors the site's value regardless of the development program chosen.

EXISTING IMPROVEMENTS AS A HEAD START

2,840 SF pavilion, 1,365 SF open porch, custom fireplace patio, gazebo, wooden dock, and multiple outbuildings are in place. A buyer can utilize, renovate, or redevelop these structures in accordance with their own program and permitting.

C-2 ZONING — BROAD COMMERCIAL FLEXIBILITY

Commercial District zoning is among the most permissive commercial classifications in Spalding County. The zoning accommodates event venues, hospitality, recreational facilities, retail, and development concepts. Buyer to verify all uses with the County.

STRATEGIC SOUTH METRO LOCATION

45 minutes from Atlanta's international airport. Griffin is Spalding County's seat and a growing regional commercial hub with direct access to I-75 serving a multi-county market with minimal direct competition.

FLOOD ZONE X -- MINIMAL RISK

Designated Flood Zone X despite lake and creek features on site. This reduces insurance exposure and simplifies the financing and permitting process for development buyers.



02 | PROPERTY DESCRIPTION

SITE, IMPROVEMENTS AND PARCEL DETAILS

ADDRESS	460 AerodromeWay,Griffin, GA 30224	PRIMARYSTRUCTURE	2,840SF Pavilion
COUNTY	Spalding County	OPEN PORCH AREA	Approx. 1,365 SF
PRIMARY PARCEL ID	235-04-020-F	FIREPLACE PATIO	Approx. 144 SF Custom
SECONDARY PARCEL ID	235-04-020-M (0.20 AC)	DOCK	Approx. 424 SF on Private Lake
TOTAL LOT AREA	31.31 Acres (1,355,152 SF)	EQUIPMENT BUILDING	Approx. 384 SF
ZONING	C-2 Commercial District	GAZEBO	168 SF (est. 1995)
LAND USE	Commercial -- Large Tract	POLE SHELTERS	4 Structures (75 -- 504 SF each)
FLOOD ZONE	X -- Minimal Flood Risk	LEAN-TO	144 SF
SCHOOL DISTRICT	Griffin-Spalding County	YEAR IMPROVEMENTS BUILT	Circa 1995 (county records)

03 | PROPERTY GALLERY

SITE PHOTOGRAPHY

The photography below depicts the property in active operation as an event and recreational venue.



All images courtesy of The Lake Pavilion. thelakepavilion.com | 460 Aerodrome Way, Griffin, GA 30224

04 | VISION AND USE CASES

OPERATIONAL AND DEVELOPMENT SCENARIOS

The C-2 commercial zoning on 31+ acres with a private lake creates optionality for a range of operational and development strategies.

The following scenarios represent the highest-probability use cases given the site's existing infrastructure, market position, and zoning classification.

<p>OUTDOOR EVENT & HOSPITALITY VENUE The existing pavilion, porch, dock, and grounds infrastructure provides a structural foundation for a buyer to develop their own branded outdoor event or hospitality concept. The improvements can be renovated, expanded, or repositioned.</p>	<p>GLAMPING & NATURE RESORT DEVELOPMENT 31 acres of wooded terrain with private lake access is a purpose-built canvas for luxury glamping cabins, eco-lodges, or nature resort development. Market demand for nature-based lodging is expanding across the Southeast.</p>
<p>OUTDOOR CONCERT & FESTIVAL GROUNDS The site's natural amphitheater topography, pavilion structure, and acreage support a ticketed music and events programming model. The lake and grounds create a scenic setting with limited regional competition.</p>	<p>CORPORATE RETREAT CAMPUS Proximity to Hartsfield-Jackson positions the site as a viable corporate off-site destination. The acreage allows for multi-building campus development with dedicated meeting, lodging, and recreational infrastructure.</p>
<p>CAMP & RECREATIONAL PROGRAMMING Boating, fishing, archery potential, and sports field capacity make the site well-suited for a youth camp, faith-based retreat center, or year-round recreational programming facility.</p>	<p>COMMERCIAL REDEVELOPMENT C-2 zoning on 31 acres near I-75 in a growing South Metro county supports broader commercial or mixed-use redevelopment concepts. Buyer to verify all specific uses and entitlement requirements with the County.</p>

05 | ZONING AND DEVELOPMENT POTENTIAL

C-2 COMMERCIAL DISTRICT

The C-2 Commercial District zoning is among the most permissive commercial classifications in Spalding County, accommodating a broad range of uses including event venues, recreational facilities, hospitality concepts, retail operations, and outdoor commercial uses. The combination of C-2 zoning, 31+ acres, private lake access, and proximity to I-75 and the Atlanta airport corridor creates a development opportunity with few comparable alternatives in the market.

Event Venue	Wedding Venue	Recreational Facility	Outdoor Hospitality
Festival Grounds	Retreat Center	Camp / Youth Programs	Restaurant / F&B;
Retail Commercial	Hotel / Lodging	RV / Glamping Park	Mixed-Use Development

Buyer to verify all permitted uses and development requirements directly with Spalding County Planning and Zoning. The above list is provided for general reference only and does not constitute legal or planning advice.

06 | LOCATION AND MARKET CONTEXT

SOUTH METRO ATLANTA

Griffin is the county seat of Spalding County and one of the principal commercial centers in the South Metro Atlanta corridor. The city is accessible via US-19/41 and US-23 with connections to I-75, serving markets from Atlanta to Macon. Proximity to Hartsfield-Jackson Atlanta International Airport — the world’s busiest by passenger volume — provides access to regional and national hospitality demand that few South Metro sites can match.

45 MIN

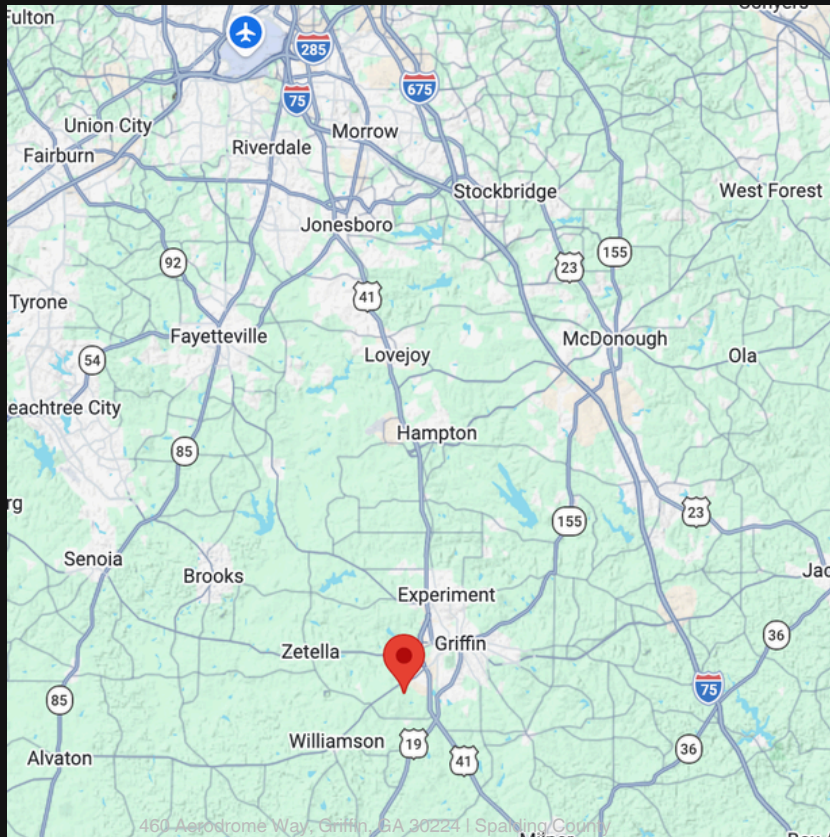
TO HARTSFIELD-JACKSON INTL AIRPORT

5 MIN

TO DOWNTOWN GRIFFIN

60 MIN

TO DOWNTOWN ATLANTA



07 | LISTING BROKERS

CONTACT

All inquiries and offers should be directed to the listing brokers.

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460 Aerodrome Way | Griffin, GA 30224

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