



CANDLER

REAL ESTATE

3711 Salem Rd | Covington, GA 30016
Commercial Lot For Sale

DON GRIMSLEY

Senior Commercial Sales Associate don@candler.com

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ Industry Expertise

Commercial Lot For Sale

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Property Description

This 1.93+/- acre parcel is perfectly located for commercial development. Located adjacent to an AutoZone and a Kroger anchored retail center and situated on Salem Road, this parcel has great street visibility and traffic (2024 - 22,800 AADT). The Future Land Use Map (FLUM) designates this land as Development Node in the Salem Tier 2 Moderate Commercial Overlay. Please see the Documents tab for the Newton County Uniform Development Ordinance. Article 2 is for base zoning information and Article 4 is for overlay standards.

Offering Summary

Sale Price:	\$395,000
Lot Size:	1.93 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,952	16,860	32,056
Total Population	8,880	48,776	91,265
Average HH Income	\$73,137	\$91,481	\$90,437

Presented By:

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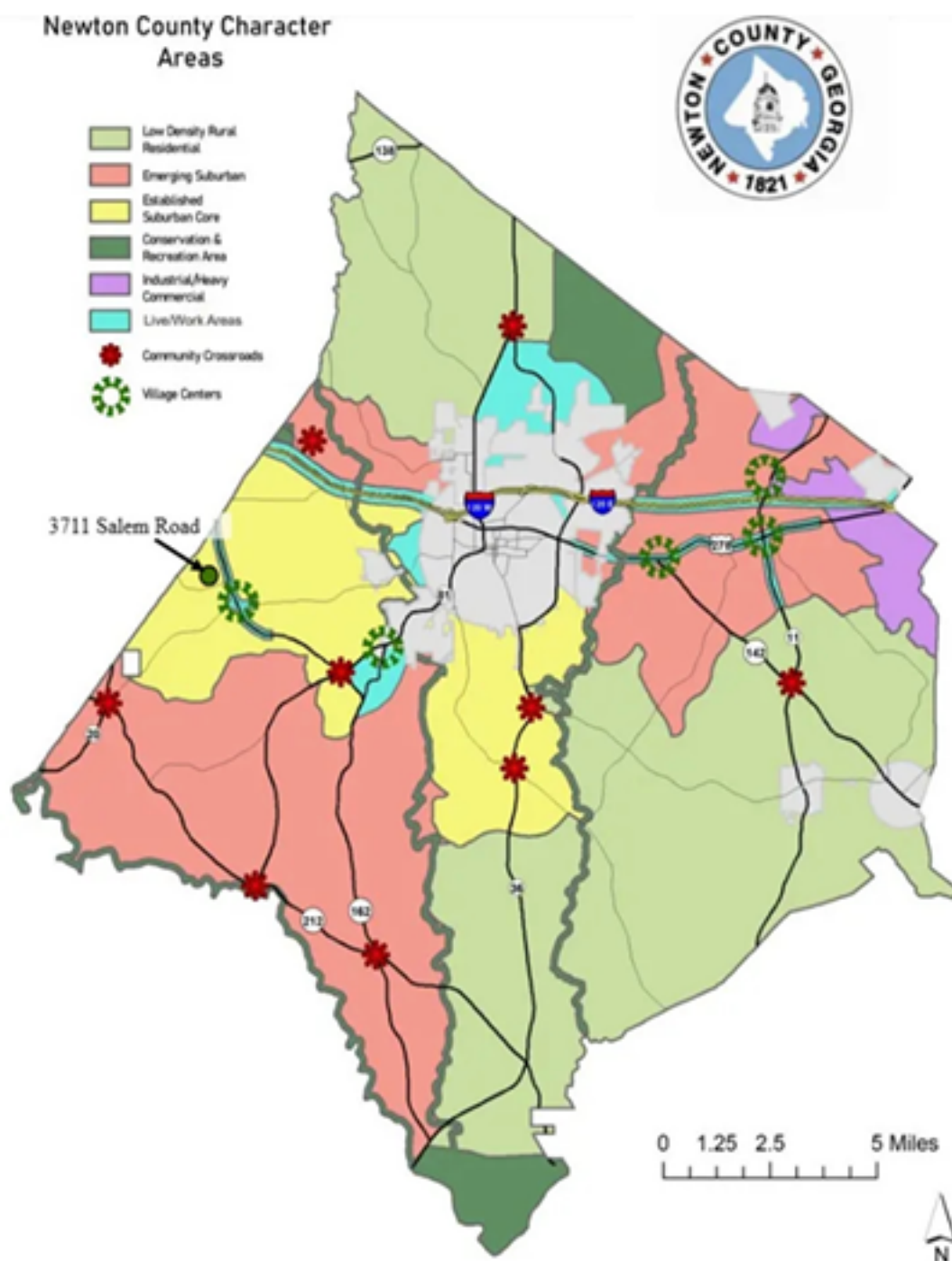
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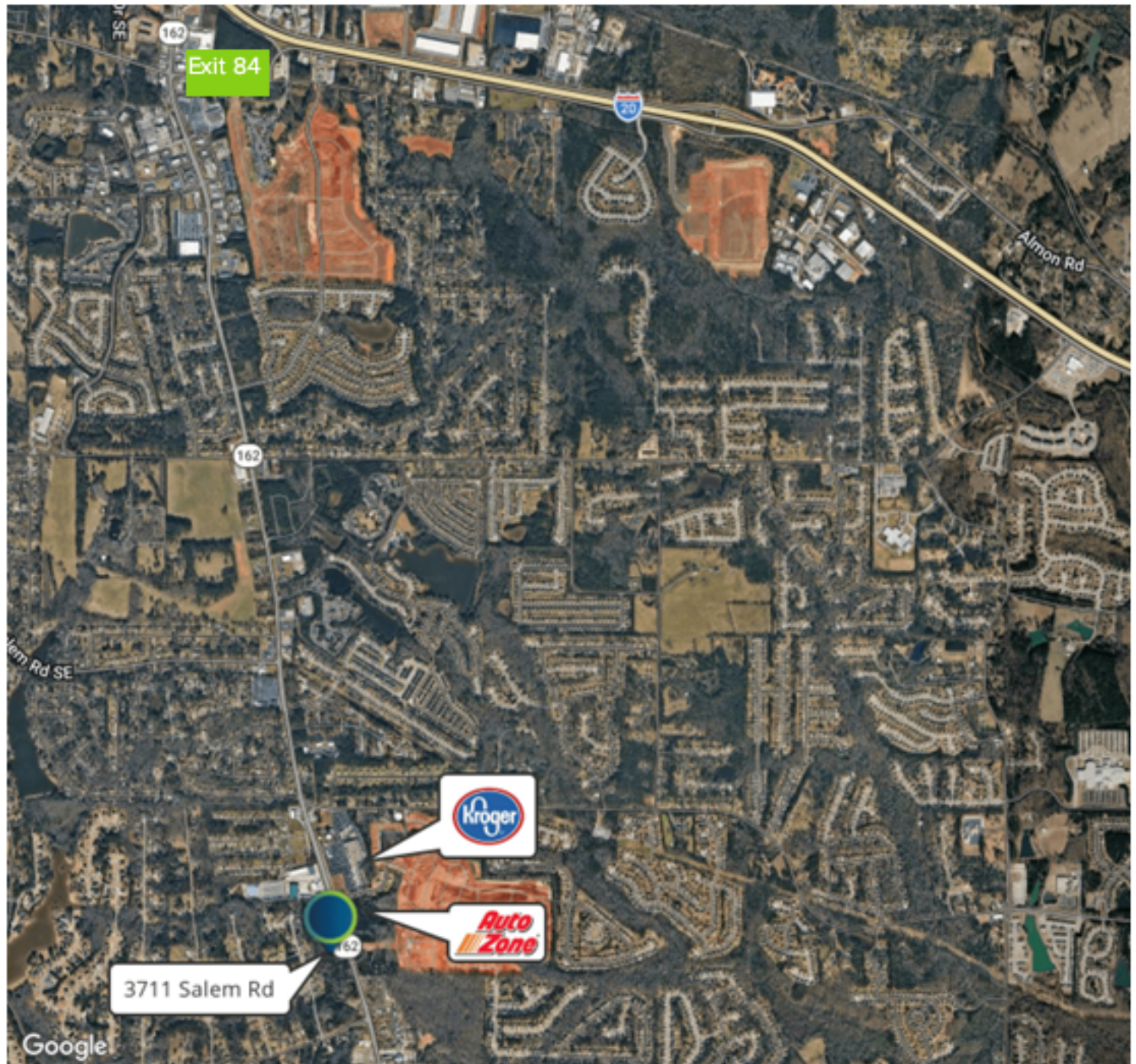
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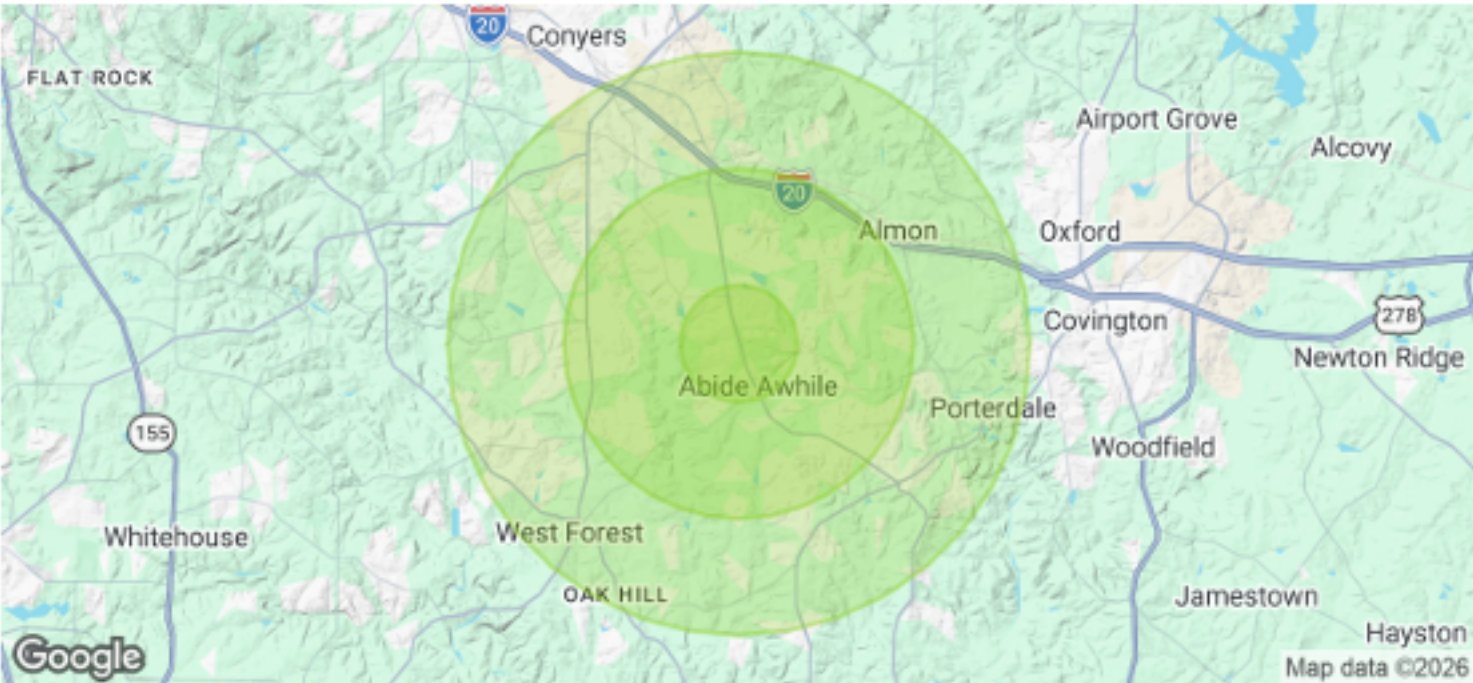
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,880	48,776	91,265
Average Age	31.8	37.2	37.6
Average Age (Male)	29.4	35.3	35.2
Average Age (Female)	31.9	37.2	38.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,952	16,860	32,056
# of Persons per HH	3.0	2.9	2.8
Average HH Income	\$73,137	\$91,481	\$90,437
Average House Value	\$226,852	\$258,332	\$251,558

2023 American Community Survey (ACS)

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