

Gas Station Development Site

2157 Gees Mill Rd NE Conyers, GA 30013



FOR SALE

Joe Benes

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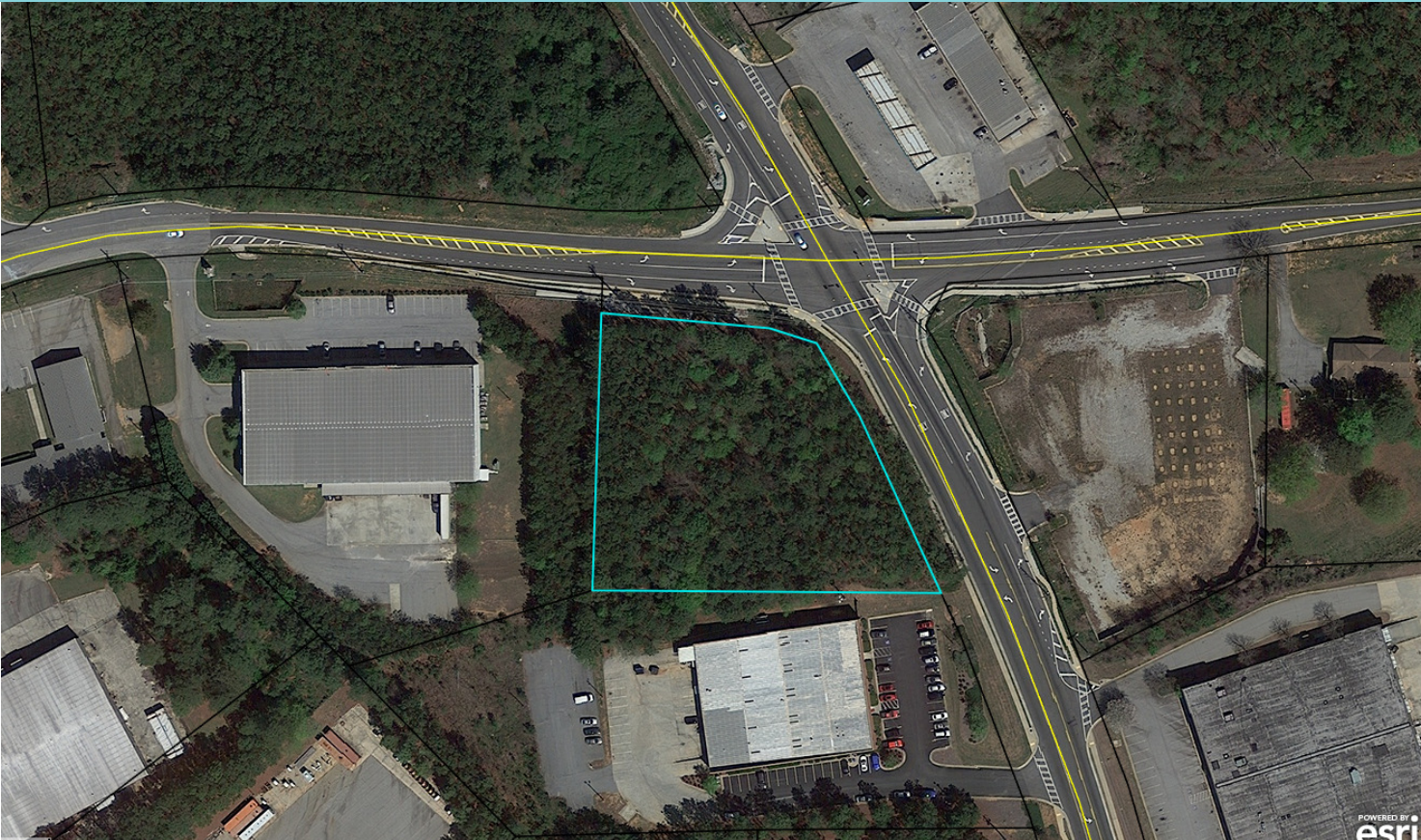
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BellStreet

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Property Description

Explore the potential of this exceptional property located in the sought-after Atlanta area. Boasting Industrial zoning for a wide range of development opportunities, this prime real estate presents a compelling opportunity for land or retail & office developers seeking a strategic location. With excellent access and visibility, the property is primed for a range of development possibilities. Whether envisioning a new office complex or seizing the chance to capitalize on the burgeoning Atlanta market, this property offers an ideal canvas for investment and growth. Seize the chance to make your mark in this dynamic and thriving location, and unlock the potential of this prime real estate opportunity.

Offering Summary

Sale Price:	\$550,000
Lot Size:	1.73 Acres

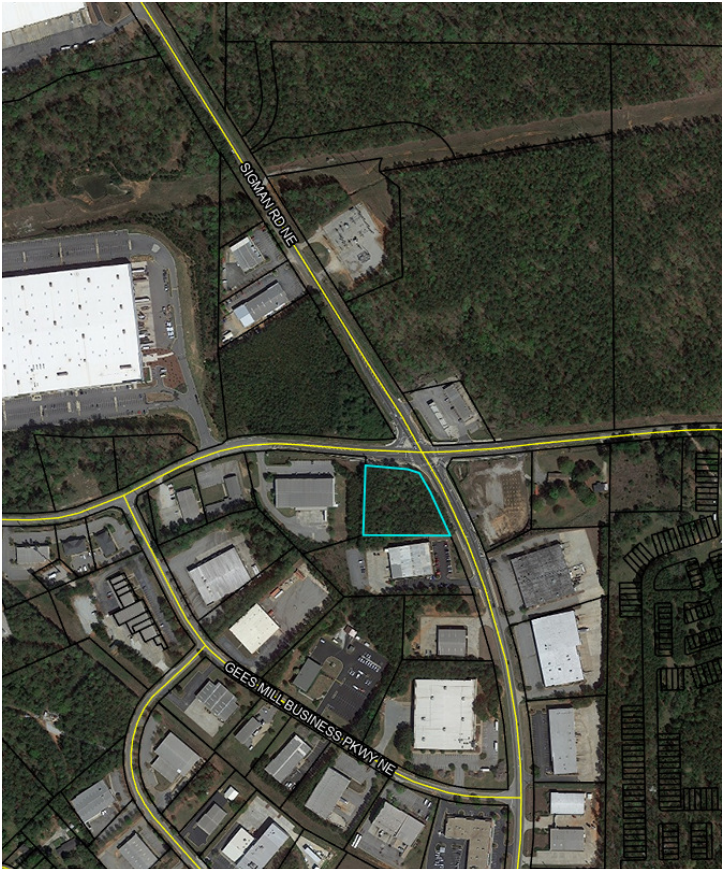
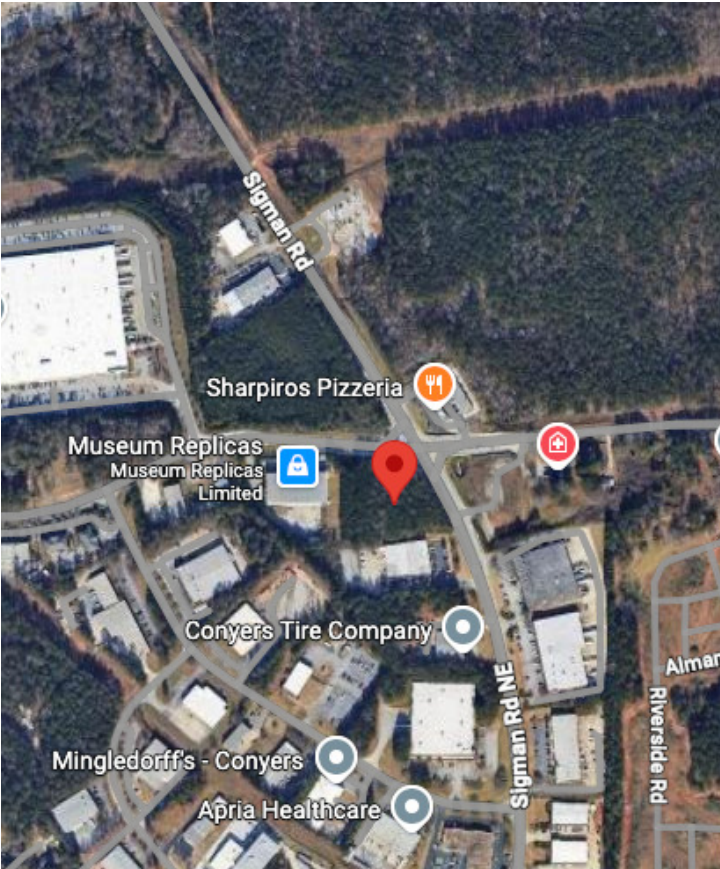
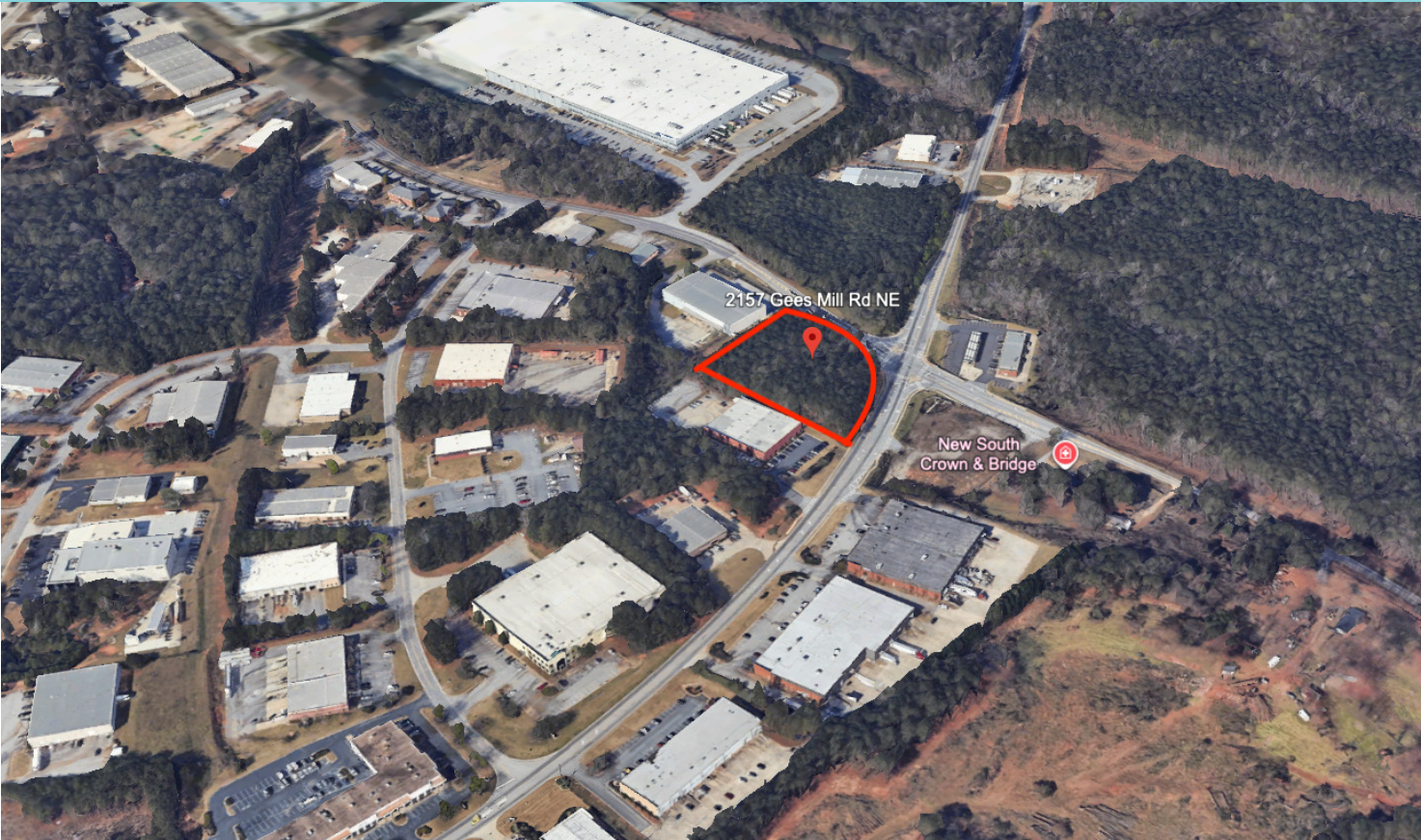
Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	4	44	497
Total Population	12	141	1,446
Average HH Income	\$84,873	\$92,054	\$77,328

Property Highlights

- Zoned I4 - Industrial
- Strategic location in Atlanta area
- High traffic from all four directions
- Gas station development

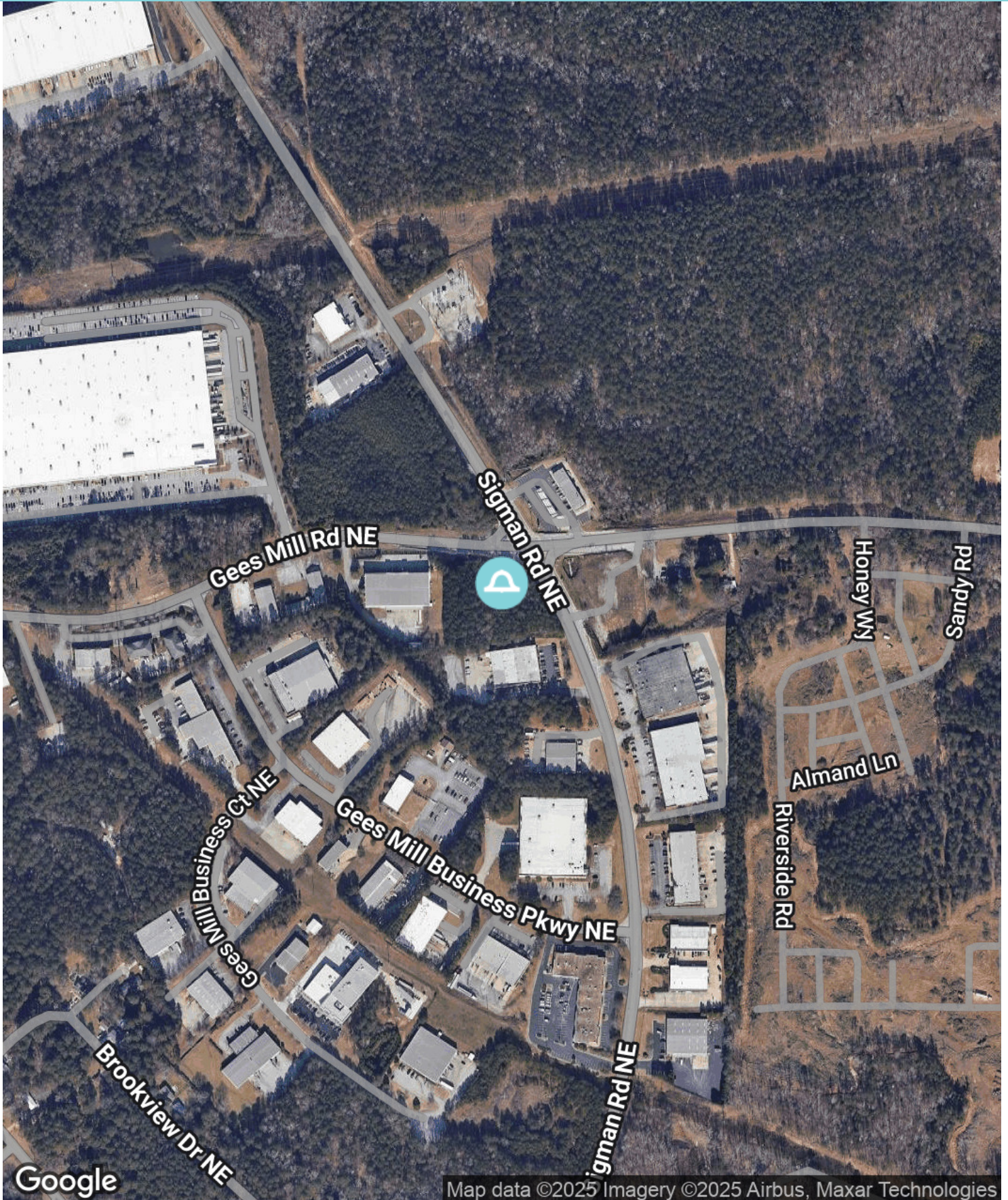
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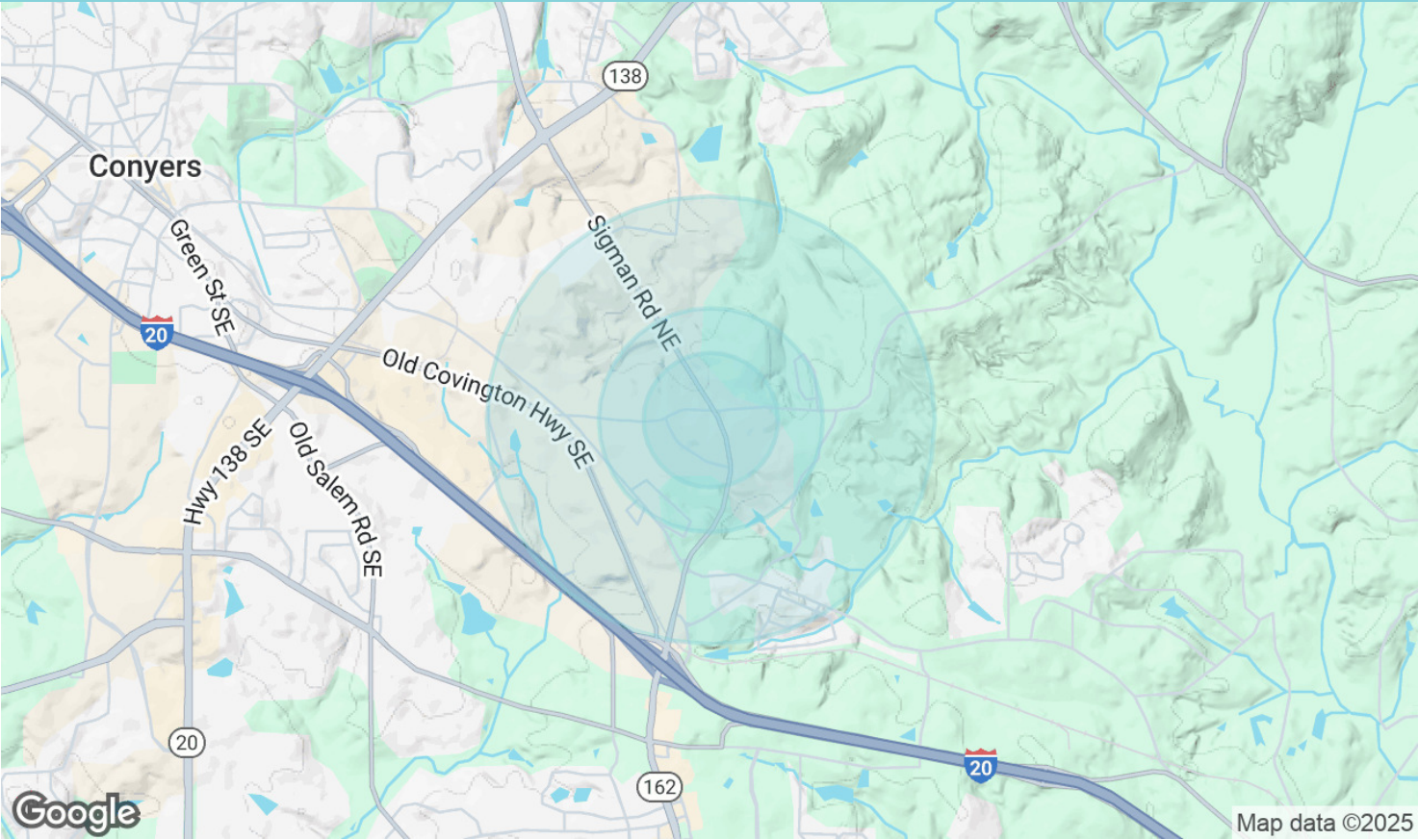
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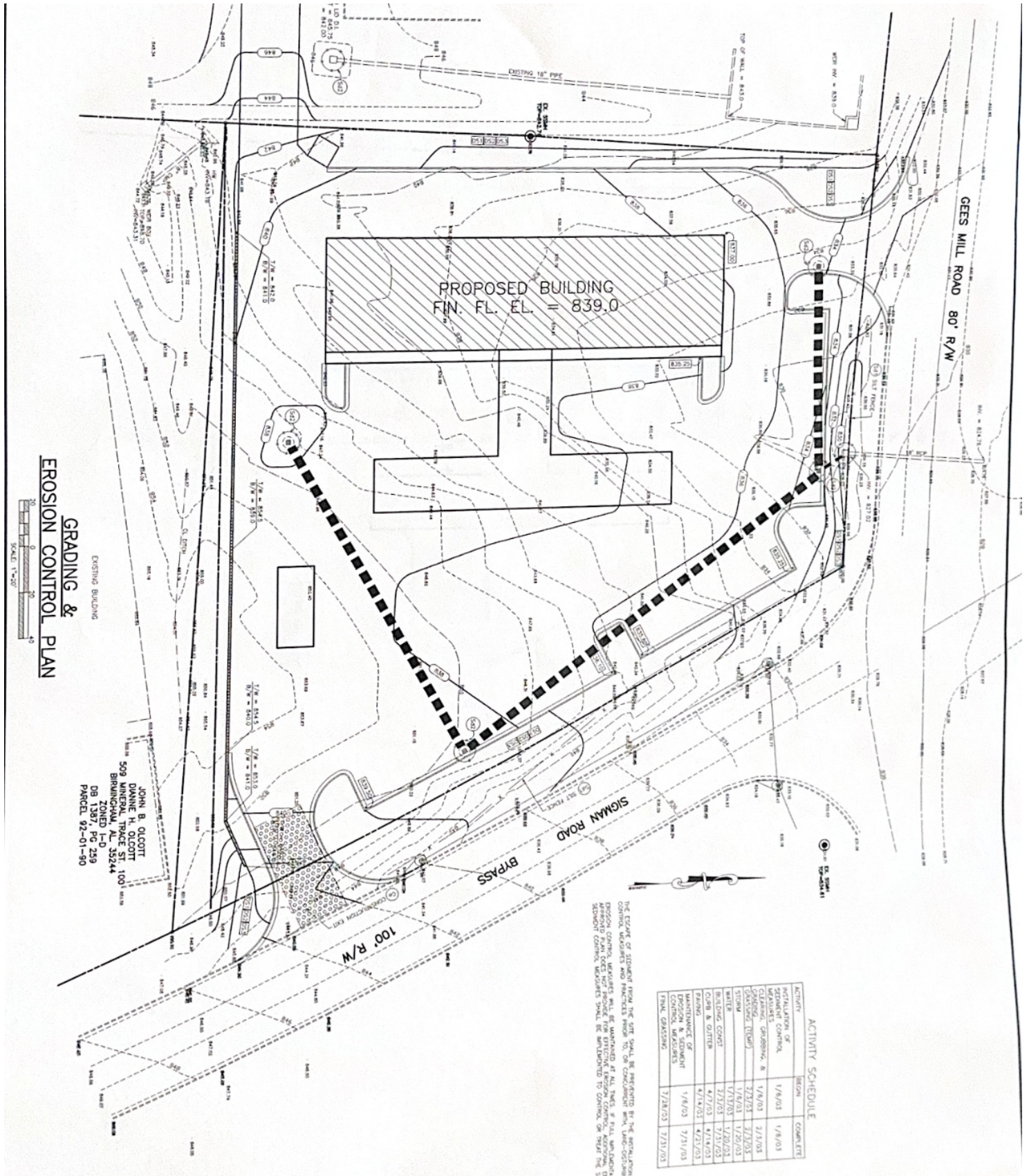
Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	12	141	1,446
Average Age	38	38	37
Average Age (Male)	36	36	35
Average Age (Female)	40	40	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	4	44	497
# of Persons per HH	3	3.2	2.9
Average HH Income	\$84,873	\$92,054	\$77,328
Average House Value	\$200,705	\$197,550	\$245,951

Demographics data derived from AlphaMap

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