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REAL ESTATE

2484 S Smith Rd SW | Gainesville, GA 30504
Retail Land For Sale

LEE HEMMER, CCIM, SIOR

Principal/Managing Broker lee@candler.com

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

Local Understanding
+ Industry Expertise

Retail Land For Sale

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Property Description

Pad-ready 1.567-acre commercial site available on S Smith Road in Gainesville, GA. This property offers a level, cleared, and development-ready parcel with utilities accessible, making it ideal for retail, office, medical, or service-based projects. Located just off of Browns Bridge Road, the site provides excellent visibility and flexibility for a wide range of uses.

Property Highlights

- 20,300 Traffic Count on Browns Bridge Road
- Common detention pond
- All Utilities available
- Pad ready
- Adjacent to Auto Zone (currently under construction)

Offering Summary

Sale Price:	\$650,000
Lot Size:	1.567 Acres
Zoning	G-B

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,118	12,921	26,294
Total Population	7,239	39,895	77,284
Average HH Income	\$81,740	\$87,957	\$93,101

Presented By:

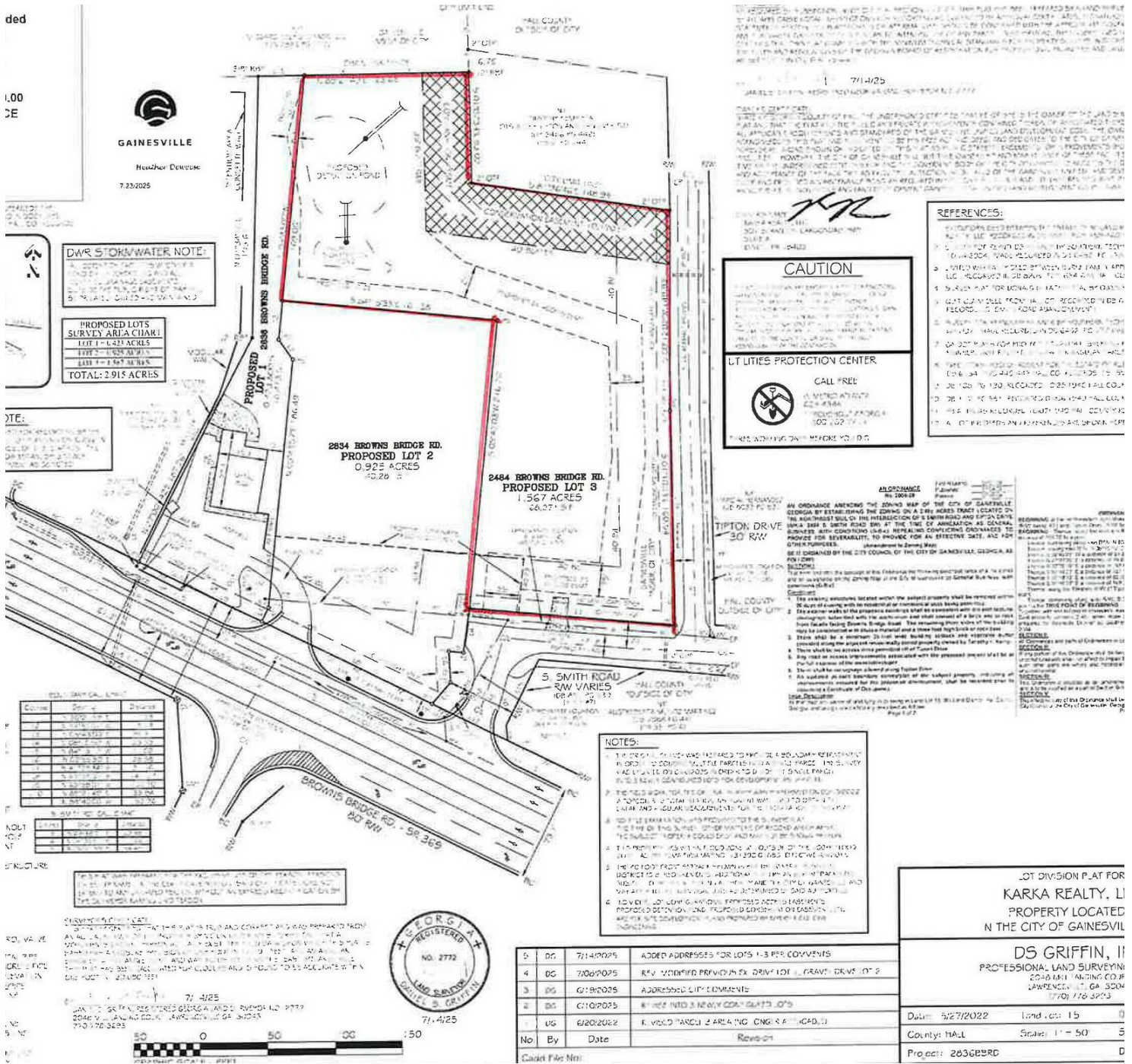
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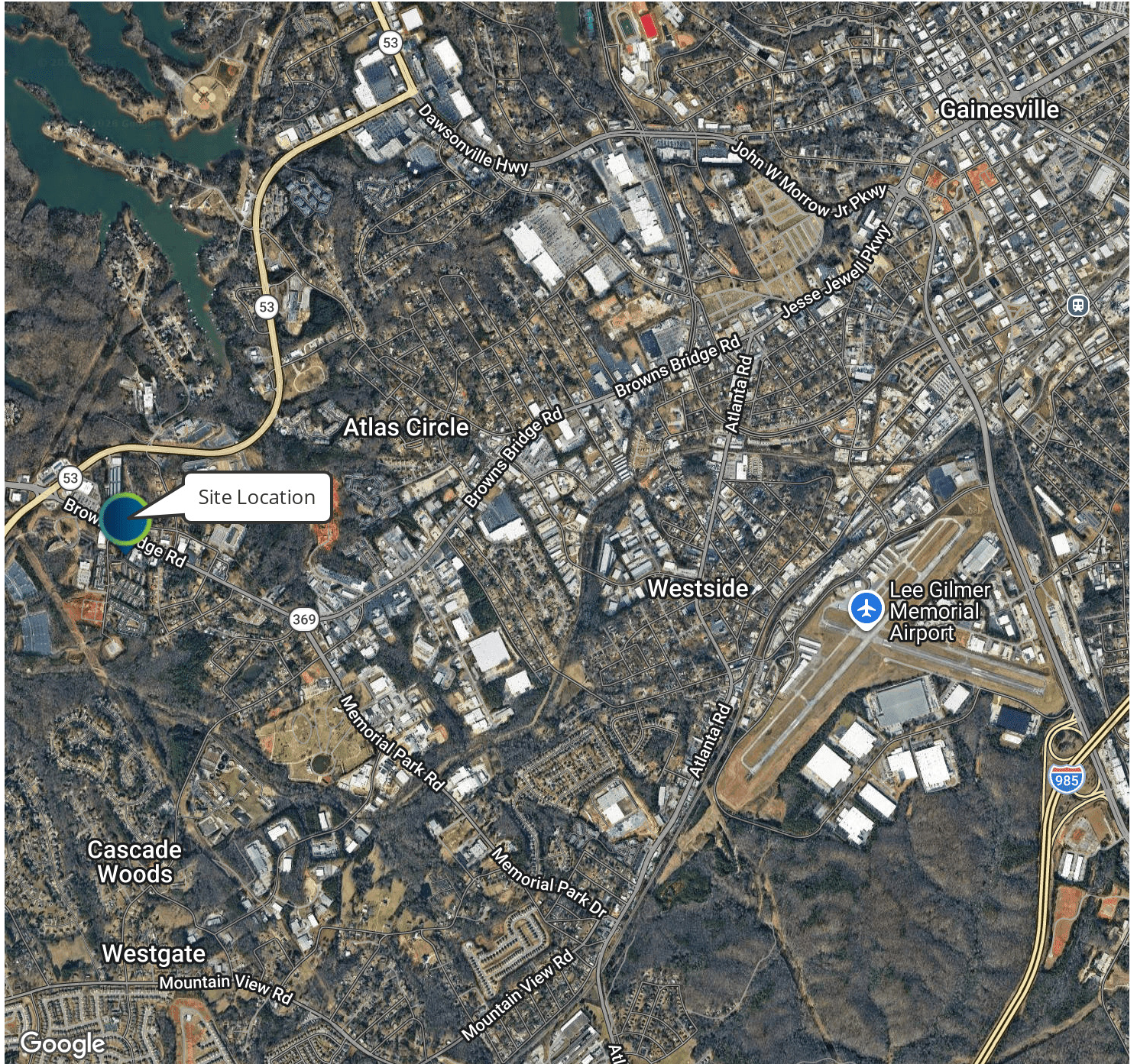
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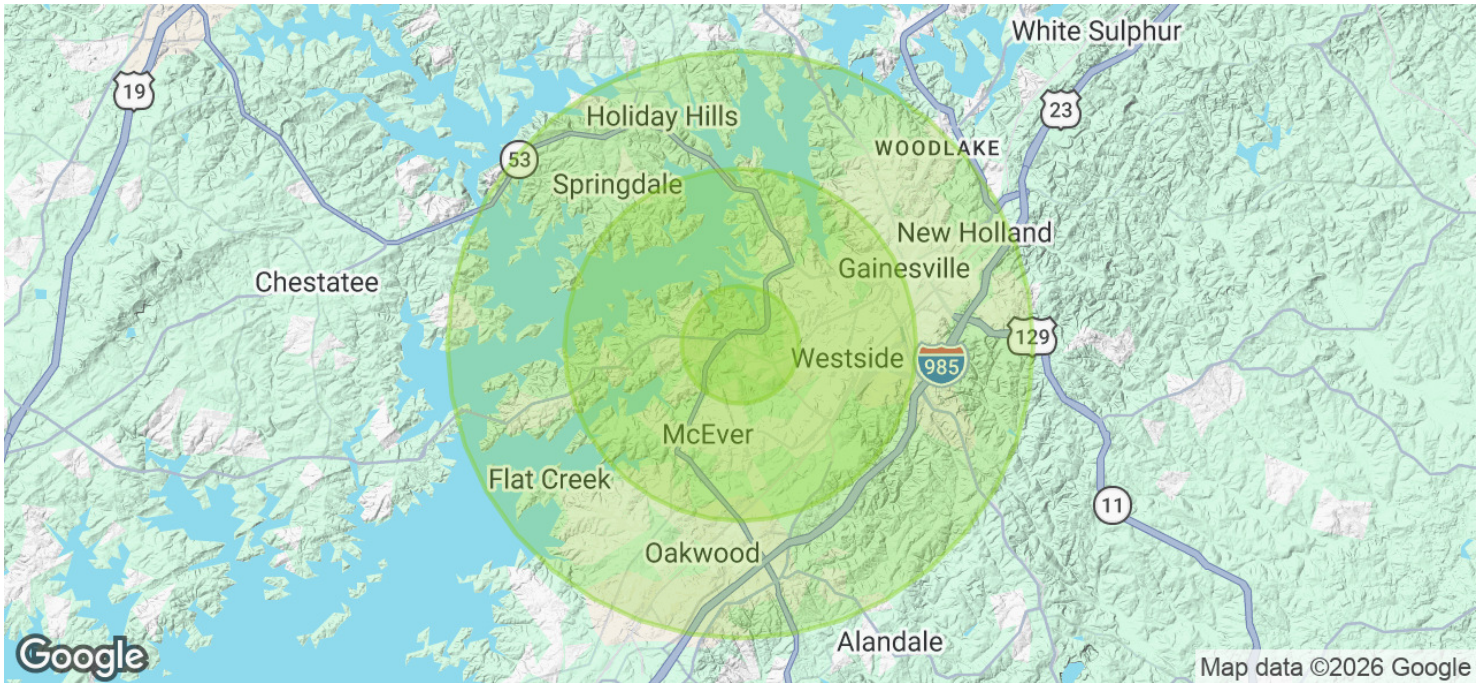
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Population	1 Mile	3 Miles	5 Miles
Total Population	7,239	39,895	77,284
Average Age	30.0	33.9	36.0
Average Age (Male)	27.8	33.7	35.8
Average Age (Female)	35.2	35.5	37.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,118	12,921	26,294
# of Persons per HH	3.4	3.1	2.9
Average HH Income	\$81,740	\$87,957	\$93,101
Average House Value	\$338,942	\$334,042	\$374,578

2023 American Community Survey (ACS)

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