

Commercial Development Opportunity



4002, 4004, 4016 & 4066 Anvil Block Rd. + 693 & 721 Fairview Rd.
+ 351 Bowden Rd., Ellenwood, GA 30294

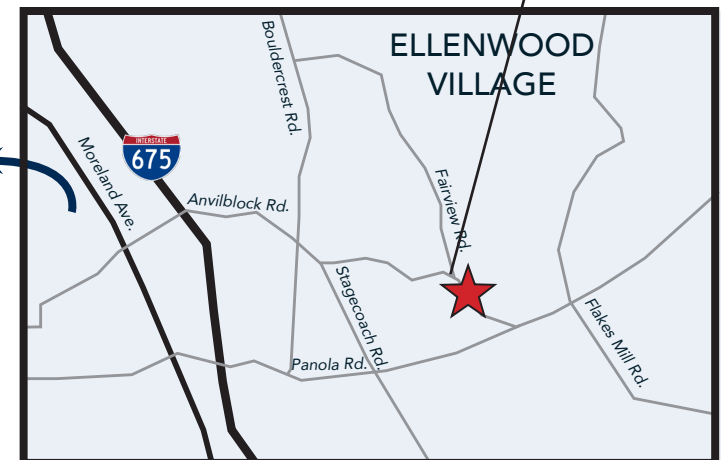


PROPERTY OVERVIEW

55.15 acres of land in Northwest Henry County. This site offers a unique development opportunity for medium density residential and retail commercial in Ellenwood, GA. Fairview Road and Anvil Block Road have been widened providing a busy east/west connection to and from I-675. The site is conveniently located near commercial shopping centers and adjacent to new county recreational fields.

FEATURES

- Price upon request
- 55.15 acres of land
- Red light exchange w/two curb cuts
- Busy intersection Fairview Rd-Anvil Block Rd. (14,300 VPD)
- 1,400 SF of road frontage
- Zoned commercial /mixed use
- All utilities to property
- 8 units/acre permitted
- ~14 miles to Atlanta Airport
- Logistics center submarket



FOR MORE INFORMATION, PLEASE CONTACT
Todd Semrau | 404-254-1379 | tsemrau@oakrep.com

FOR SALE



Commercial Mixed-use Development Opportunity

4002, 4004, 4016 & 4066 Anvil Block Rd. + 693 & 721 Fairview Rd. + 351 Bowden Rd., Ellenwood, GA 30294



ELLENWOOD RETAIL SUBMARKET

- Anchored by Kroger, Home Depot and Ingles
- The Ellenwood Retail Market is ranked a Top 3 Shopping Center by Traffic in a five-mile radius
- Located at the intersection of Fairview Road and Panola Road (26,910 VPD)
- 36,000 residents within a three-mile radius with an average household income exceeding \$85,000
- Multiple national quick serve restaurant concepts, pharmacy's and automotive related businesses located in the area



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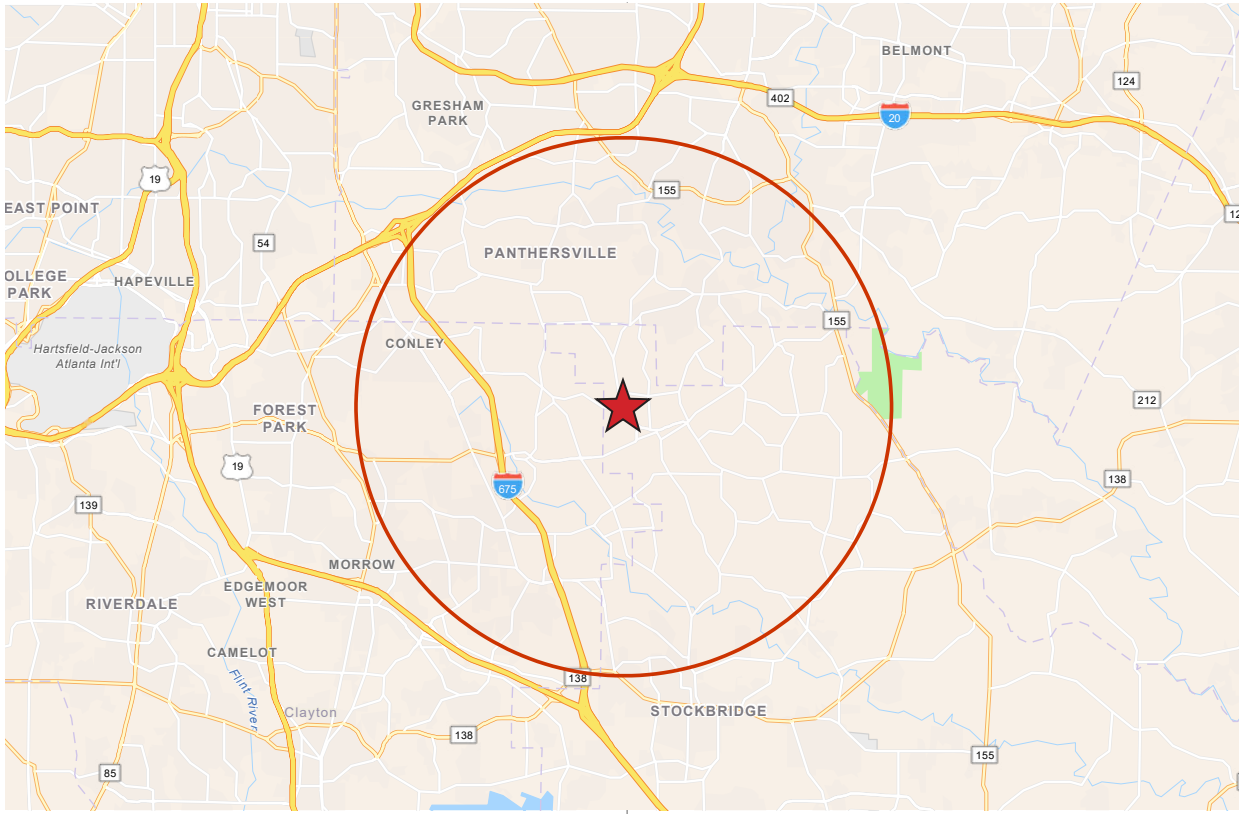
VILLAGE PARK

Village Park (across the street from subject property) at North Henry comprises 34 acres and is equipped with an event lawn, two multi-purpose athletic fields, an interactive water feature, paved walking trails and many other features including a community building, and a 1.1-mile paved walking/jogging track.

FOR SALE



Demographics Within 5 Mile Radius



KEY FACTS

138,607
Population

35.9
Median Age

48,158
Households

\$86,943
Average Household Income

EMPLOYMENT

62%

White Collar

26%

Blue Collar

12%

Services

4.7%
Unemployment Rate

BUSINESS



2,228

Total Businesses



40,348

Total Employees

EMPLOYMENT



58.6%

White Collar



26.1%

Blue Collar



15.2%

Services



4.7%

Unemployment Rate

EDUCATION

10%

No High School Diploma



27%

High School Diploma



31%

Some College



28%

Bachelor's/Grad/Prof Degree

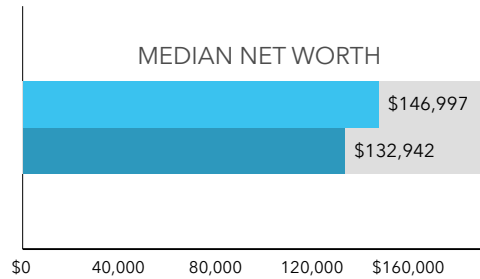
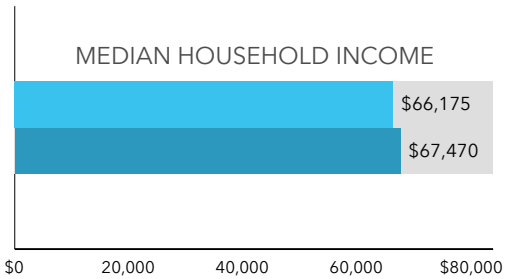
FOR SALE



Demographics Within 5 Mile Radius

INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g, mortgages) or unsecured (credit cards) for this area.



Bars show comparison to

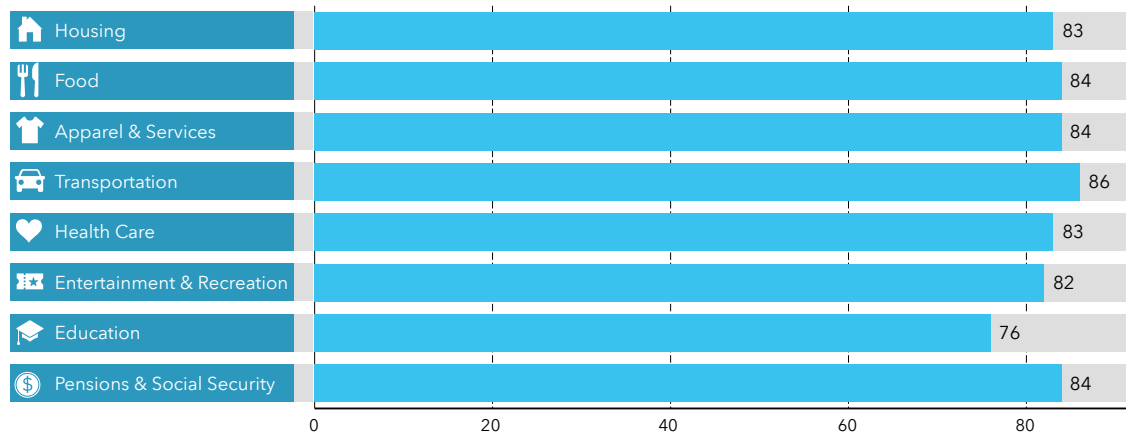
Georgia

Bars show comparison to

Georgia

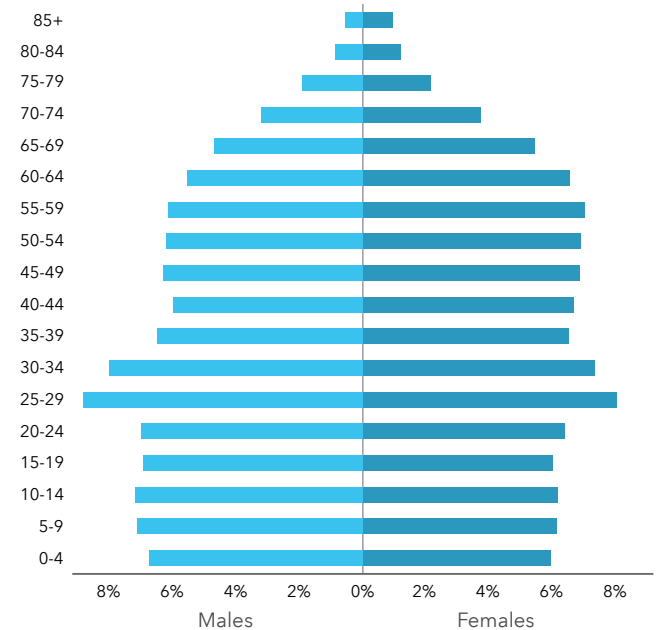
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



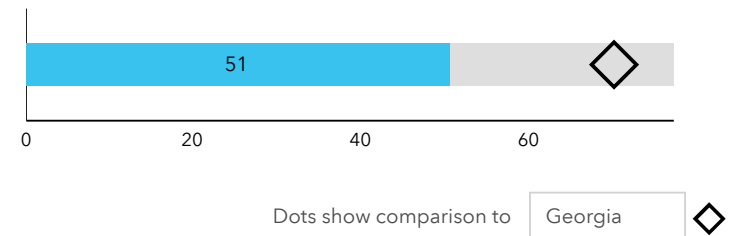
AGE BY SEX

Median Age: 35.9



DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



Dots show comparison to

Georgia