



CANDLER

REAL ESTATE

13.08 +/- Acres

13.08 Acres Hwy 441 and South Elm Street | Commerce, GA
Land For Sale

WILL WHITE

Senior Commercial Sales Associate will@candler.com

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

Local Understanding
+ **Industry Expertise**

Land For Sale

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Property Description

- * Convenient access to I-85 Industrial Corridor
- * High Exposure location
- * Across from Toyota US and Ingles Supermarket
- * Dual road frontage on Hwy 441 and South Elm Street
- * Utilities available
- * Centrally located between Atlanta, Greenville, Athens and Gainesville
- * Less than five minutes from SK Battery and over 8 million SF of industrial development

Offering Summary

Sale Price:	\$150,000 / acre
Lot Size:	13.08 Acres

Demographics	3 Miles	5 Miles	10 Miles
Total Households	2,631	5,577	15,619
Total Population	7,398	15,814	45,195
Average HH Income	\$69,955	\$72,332	\$83,146

Presented By:

Will White

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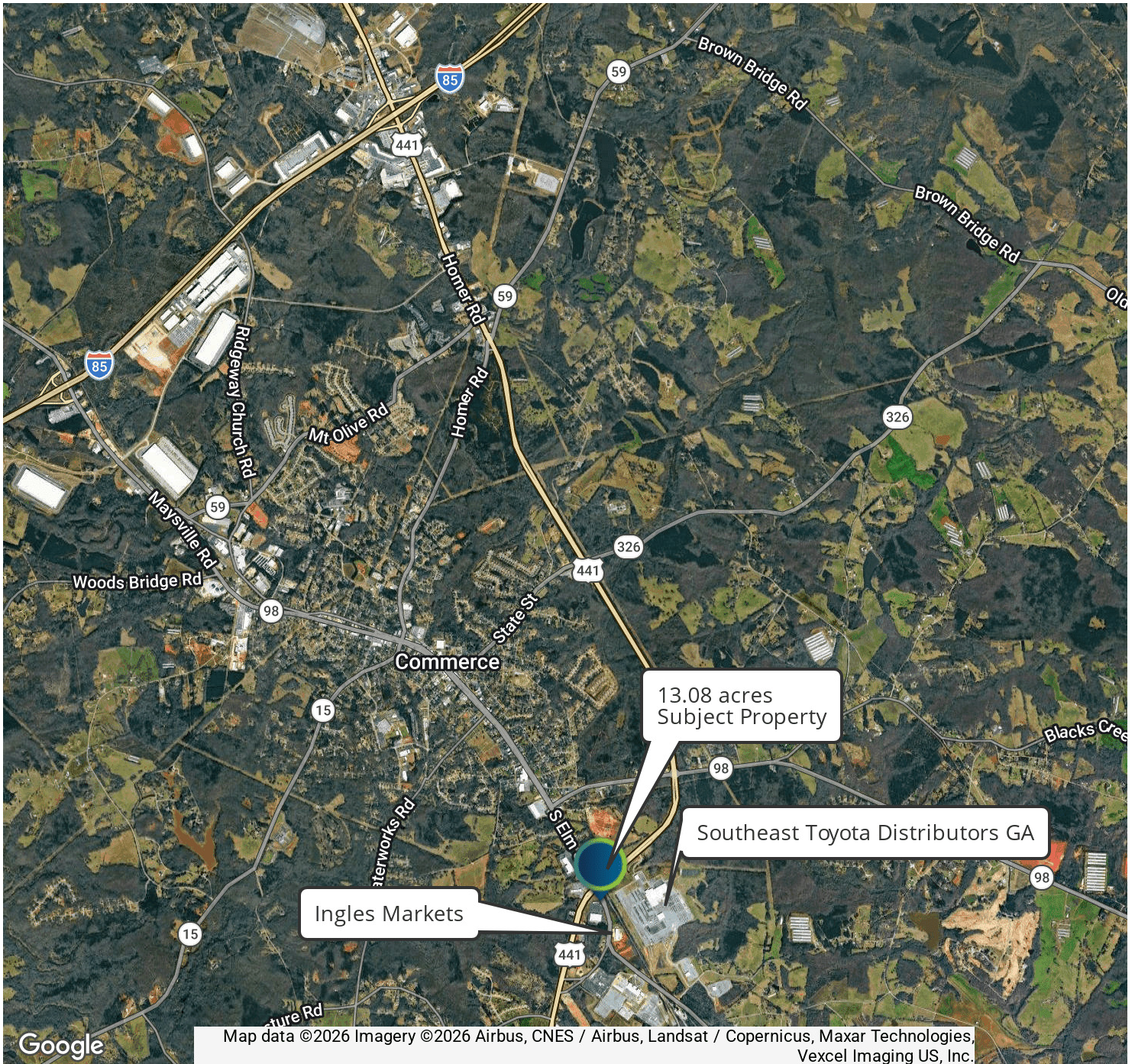
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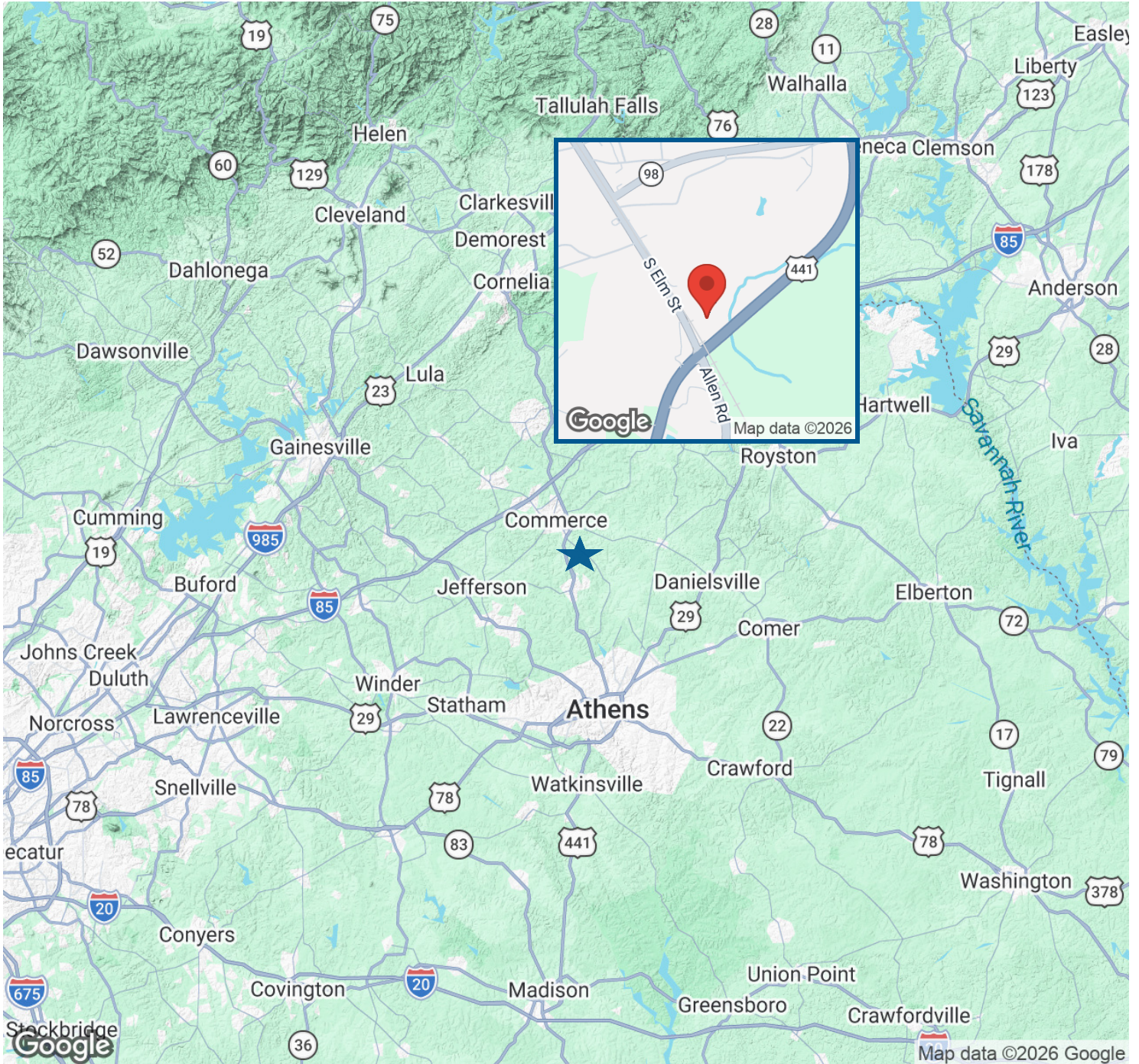
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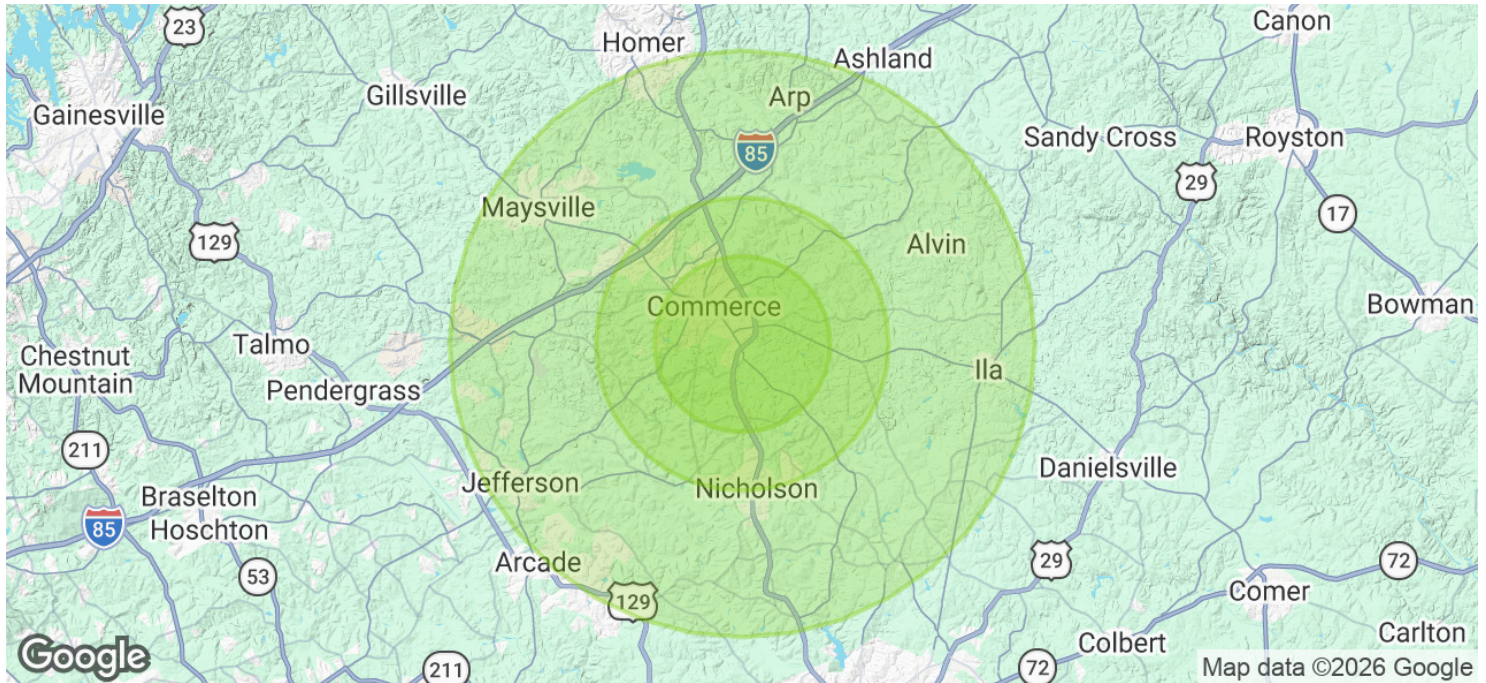
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Population	3 Miles	5 Miles	10 Miles
Total Population	7,398	15,814	45,195
Average Age	36.8	38.8	40.0
Average Age (Male)	32.1	36.5	39.0
Average Age (Female)	38.3	39.5	40.7

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	2,631	5,577	15,619
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$69,955	\$72,332	\$83,146
Average House Value	\$261,292	\$251,293	\$265,950

2023 American Community Survey (ACS)

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