

# ±3 Acres on Centerville Highway in Atlanta MSA

4002 Zoar Church Rd Snellville, GA 30039



**SOUTHERN CAPITAL  
BROKERS**

Click on Name to Email:

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110 Walter way#504, Stockbridge Georgia 30128

### Property Details

Commercial tract of land with flexible zoning

Tract is next to Walmart Supercenter

Utilities are available for this site - Electric, Water, Gas and sewer

High household income area: over \$76,000 in a 1 mile radius

Conveniently located one of the main arteries through Snellville (northeast metro Atlanta MSA)

Zoning approved for retail and service uses, office uses and Public and semi-public uses including churches and clubs

There is a curb cut on Zoar church road and the adjoining strip center to the south

**Price** \$455,000 (\$136,227,55/Ac)

**Lot Size** ±3.34 Acres

**Zoar Church (E & W)** 5,000 VPD

**Centerville Hwy (N & S)** 26,000 VPD

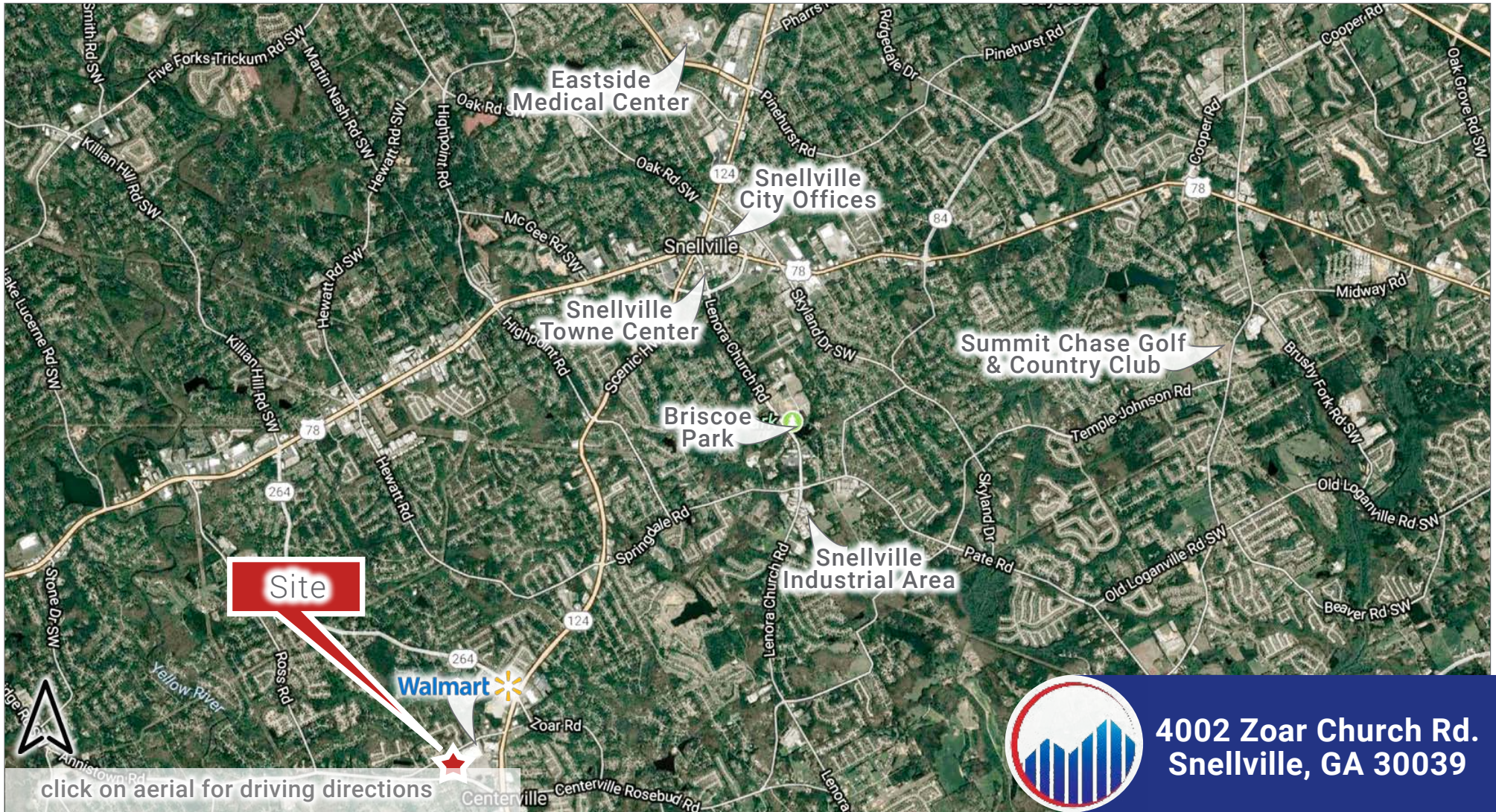


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Site



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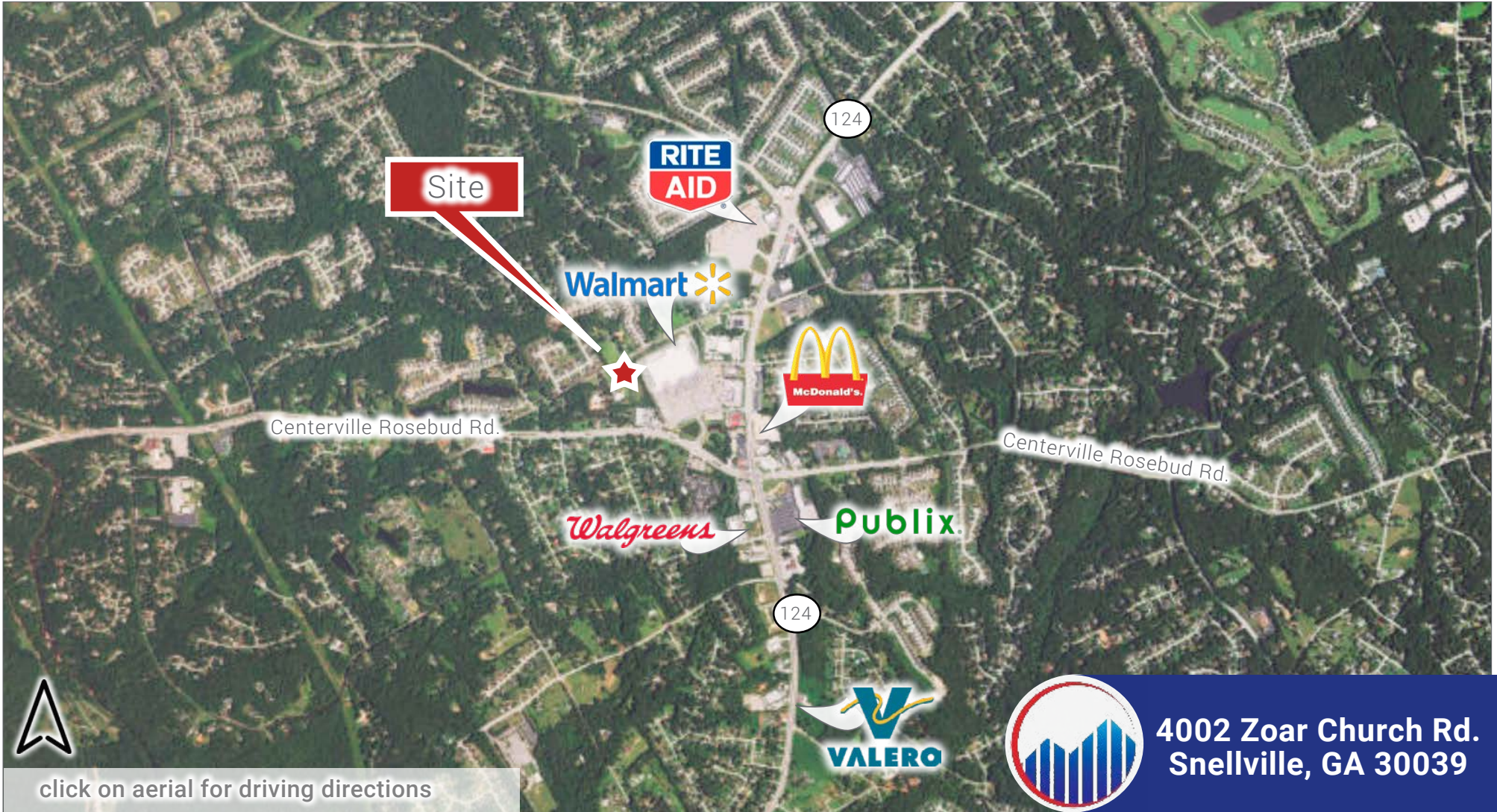
click on aerial for driving directions

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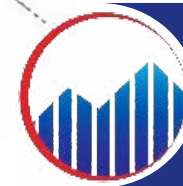
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Conceptual rendering. Subject to change.



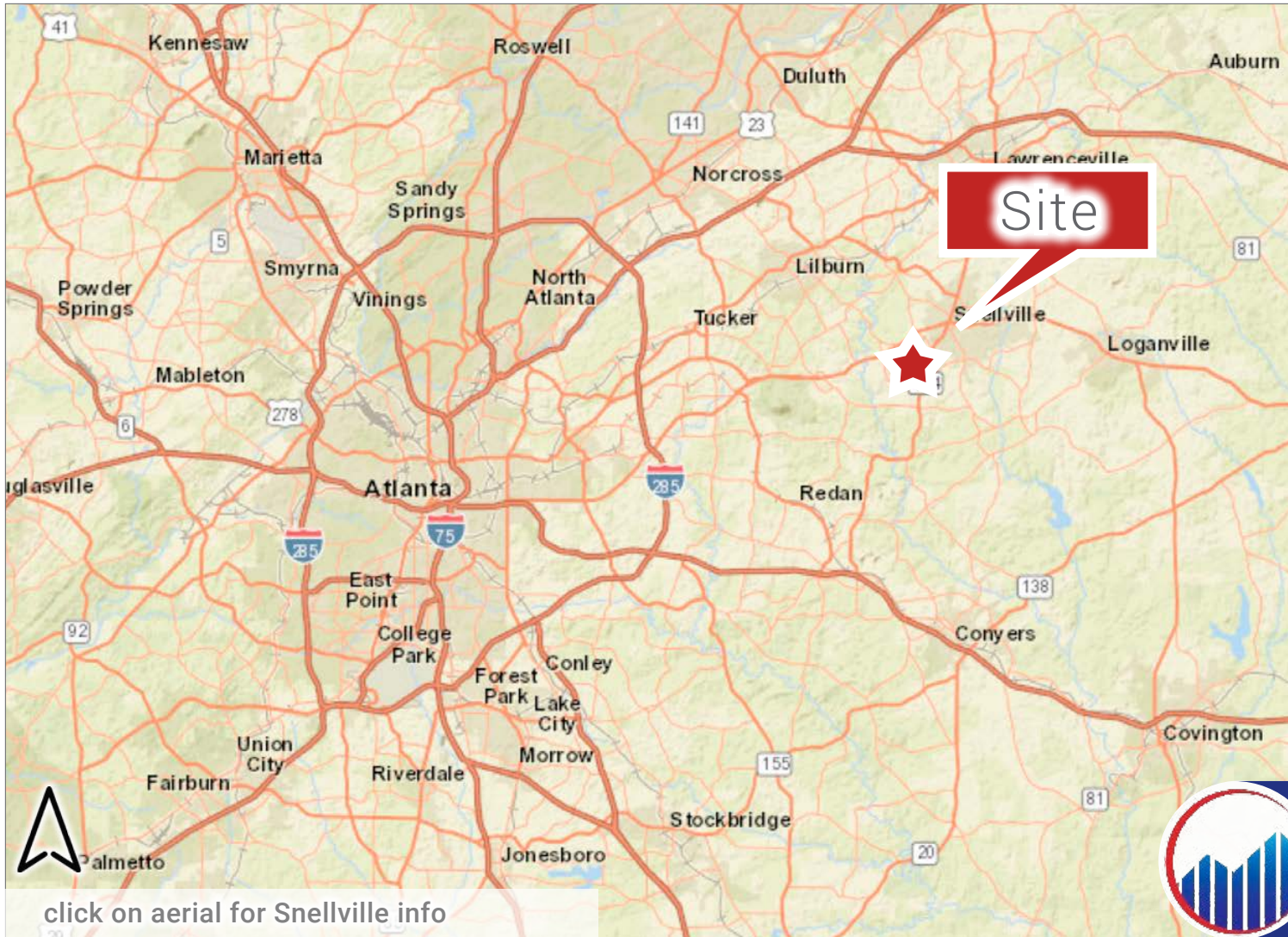
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U.S. Route 78 runs through the center of the city, leading west 25 miles (40 km) to downtown Atlanta and east 19 miles (31 km) to Monroe. Georgia State Route 124 crosses US 78 in the center of Snellville, leading north 7 miles (11 km) to Lawrenceville and south 13 miles (21 km) to Lithonia. The infrastructure of the MSA has allowed Snellville to thrive.

Snellville is convenient drive from:

Atlanta, GA	18 Miles
Duluth, GA	19 Miles
Athens, GA	45 Miles
Chattanooga, TN	137 Miles
Montgomery, AL	185 Miles
Columbia, SC	206 Miles
Savannah, GA	265 Miles
Nashville, TN	267 Miles
Tallahassee, FL	279 Miles

[click on aerial for Snellville info](#)



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[HOME](#)[HIGHLIGHTS](#)[AERIALS](#)[SITE PLAN](#)[ABOUT SNELLVILLE](#)[DEMOS](#)

	1 Mile	3 Miles	5 Miles	City	County	MSA
<b>Estimated Population (2017)</b>	8,313	56,996	130,962	20,109	919,836	5,818,818
<b>Projected Population (2022)</b>	9,185	63,294	144,227	22,269	1,018,585	6,323,677
<b>Projected Growth (2017-2022)</b>	2.1%	2.2%	2.0%	2.1%	2.1%	1.7%
<b>Estimated Households</b>	2,522	18,339	43,447	6,792	297,164	2,163,746
<b>Projected Households (2022)</b>	2,683	19,611	46,095	7,250	317,174	2,299,122
<b>Projected Growth (2017-2022)</b>	1.3%	1.4%	1.2%	1.3%	1.3%	1.3%
<b>Average Household Income</b>	\$76,262	\$74,707	\$80,698	\$78,346	\$82,454	\$84,205
<b>Est. Total Businesses</b>	248	1,418	3,848	1,555	34,348	241,740
<b>Est. Total Employees</b>	2,048	9,127	26,709	14,215	356,567	2,589,697



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## MarketPlace Profile (1 Mile)

	Demand	Supply	Retail Gap
Motor Vehicles & Parts Dealers	\$24,217,963	\$5,081,907	<b>\$19,136,056</b>
Furniture & Home Furnishings	\$3,779,889	\$859,450	<b>\$2,920,439</b>
Sporting Goods/Hobby	\$2,590,477	\$0	<b>\$2,590,477</b>

## MarketPlace Profile (3 Mile)

	Demand	Supply	Retail Gap
Furniture & Home Furnishings	\$25,276,877	\$11,221,917	<b>\$14,054,960</b>
Gasoline Stations	\$50,073,789	\$28,875,413	<b>\$21,198,376</b>
Health & Personal Care Stores	\$39,081,302	\$15,655,728	<b>\$23,425,574</b>

## MarketPlace Profile (5 Mile)

	Demand	Supply	Retail Gap
Food & Beverage Stores	\$305,880,174	\$183,682,492	<b>\$122,197,682</b>
Bldg Materials & Supplies	\$99,138,185	\$70,215,636	<b>\$28,922,549</b>
Sporting Goods/Hobby	\$43,174,281	\$28,287,006	<b>\$14,887,275</b>



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