

Atlanta
Land
Group

KW
COMMERCIAL
PEACHTREE ROAD

3755 Zoar Road Snellville, GA 30039



FOR SALE
1 ACRE — GWINNETT COUNTY



Jay Leslie | 404-277-9191
jleslie@atlantalandgroup.com

KW Commercial Peachtree Road
804 Town Blvd. Ste A2040
Atlanta, GA 30319
404-419-3500



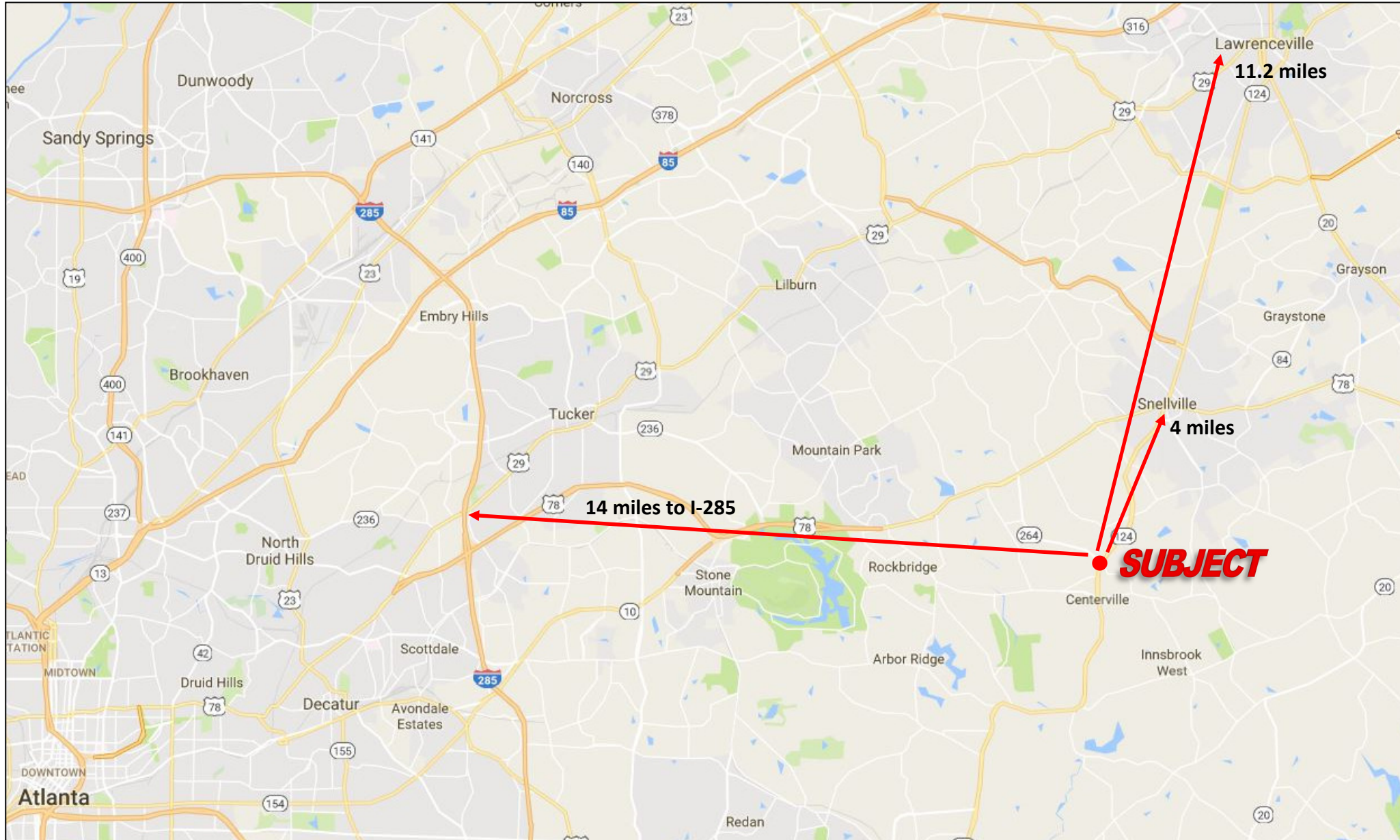
PROPERTY OVERVIEW

- +/- 1.01 acres
- Zoned C2—Gwinnett County
- Flat topography
- Water and sewer available to site
- 290 ft of linear frontage on Zoar Road
- Approx. 150 ft of depth
- 15,500 ADT (15) North on Zoar Road SW
- 32,800 ADT (15) on Centerville Hwy
- **Asking \$210,000**



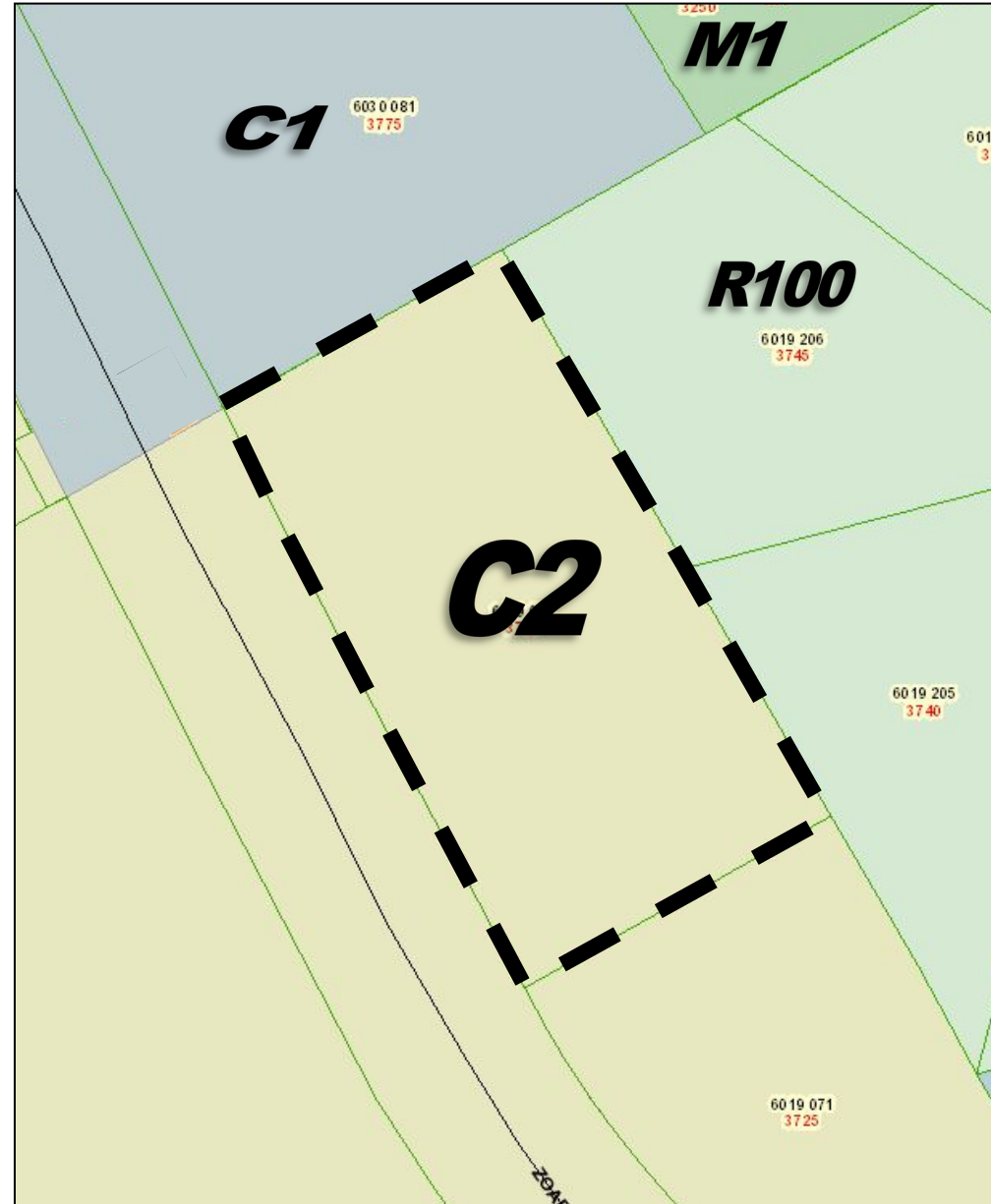
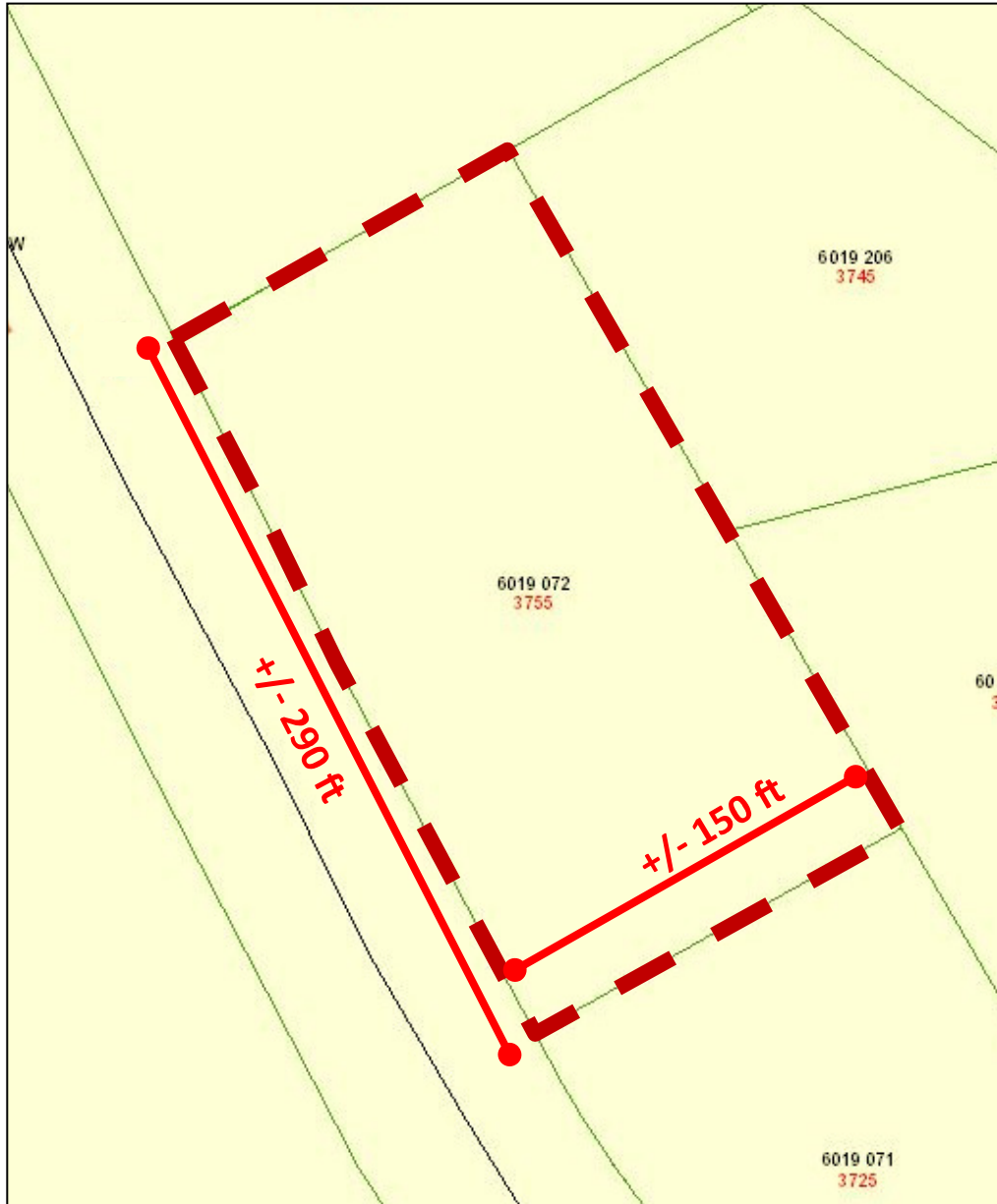


LOCATION MAP



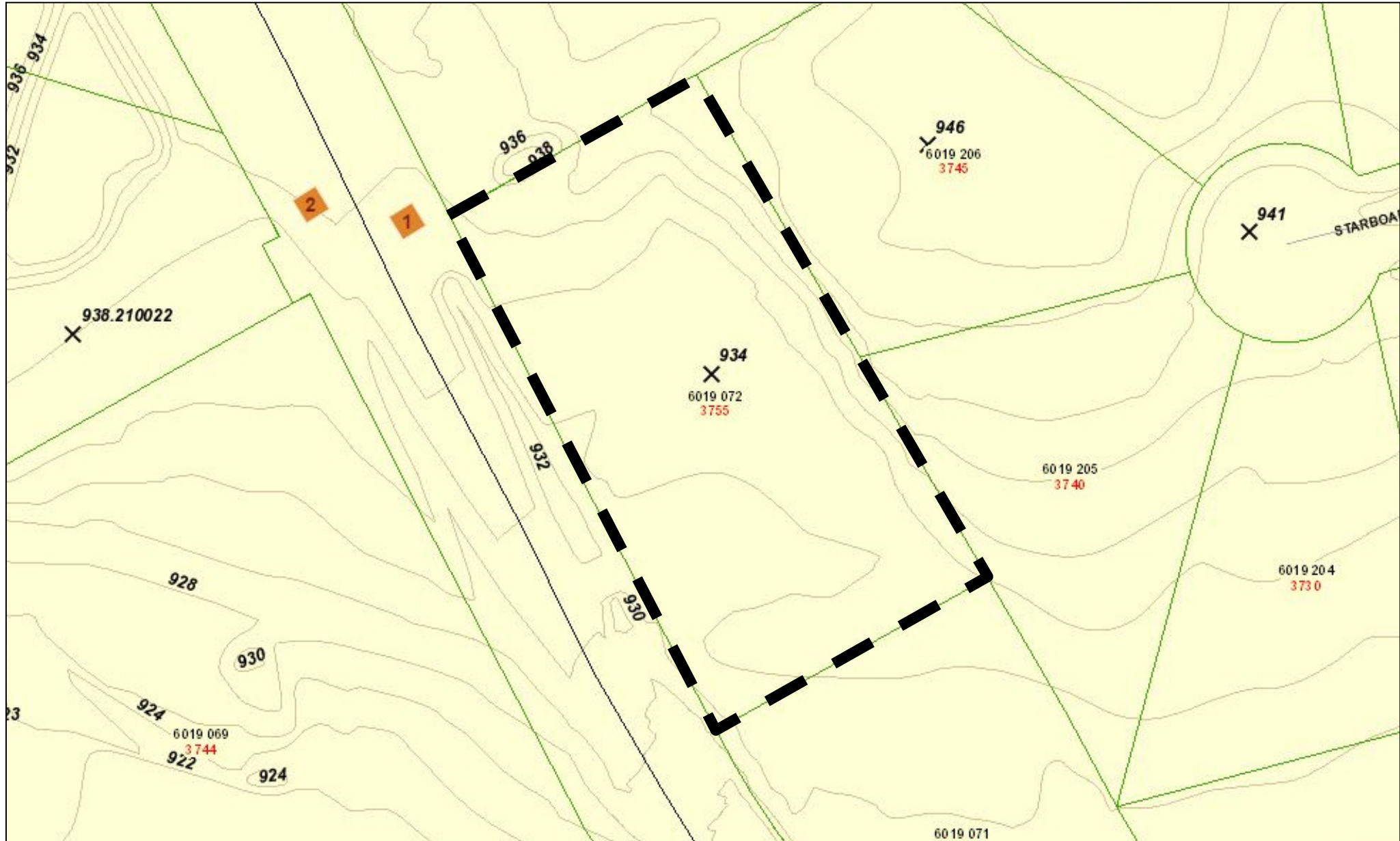


TAX PLAT AND ZONING





TOPOGRAPHY





PROPERTY IMAGES





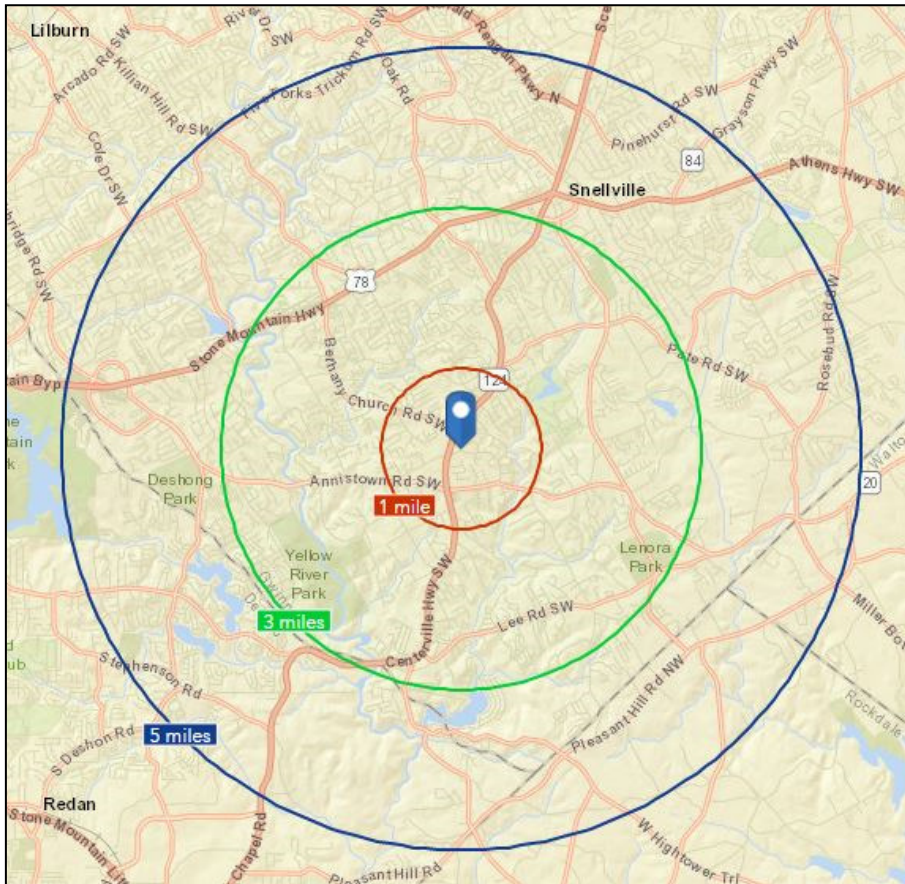
PROPERTY IMAGES



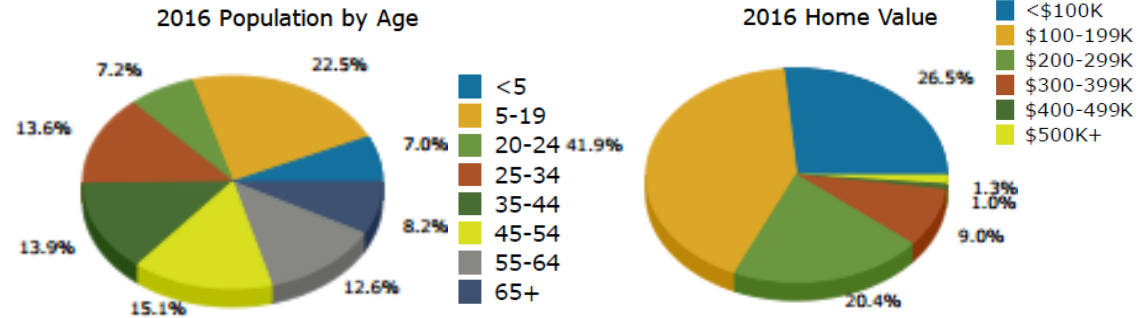


AREA DEMOGRAPHICS

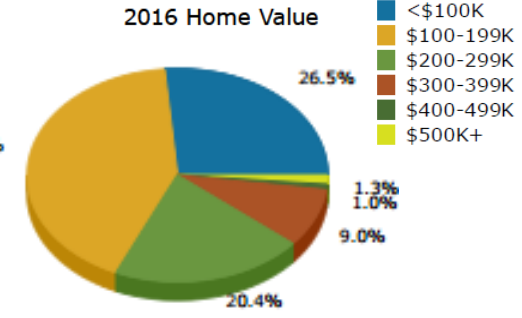
	Population	# of Households	Avg Household Income	Median Age
1 Mile	8,436	2,713	\$81,243	34
3 Miles	53,288	17,563	\$77,799	35
5 Miles	126,667	42,835	\$83,226	37



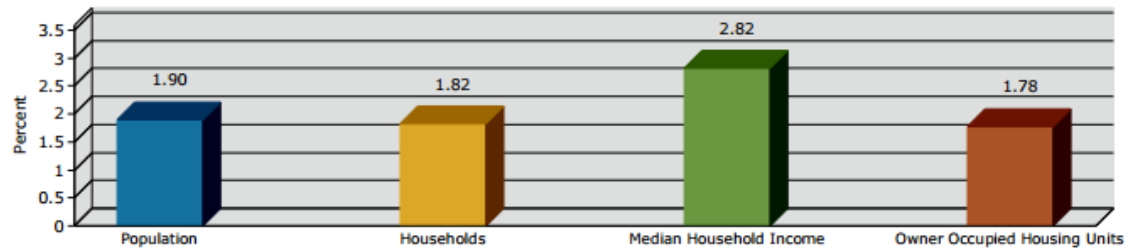
2016 Population by Age



2016 Home Value



2016-2021 Annual Growth Rate



Household Income

