

119.17 acres Ridgeway Church Rd

1191 RIDGEWAY CHURCH RD, COMMERCE, GA 30529



OFFERING SUMMARY

Sale Price: \$3,813,440

Price / Acre: \$32,000

Lot Size: 119.17 Acres

PROPERTY OVERVIEW

This site presents an excellent opportunity for Commercial or Industrial Development. This site is convenient to Shopping, Restaurants and Entertainment at the Banks Crossing Exit. The Tanger Outlet Malls are a traffic generator for a larger trade area in North Georgia. Visibility off of I-85 will provide any business with recognition and signage. All Utilities Available to the site

43,600 Cars per day on I-85 (GDOT)

1660 ft frontage on Ridgeway Church Rd

1090 +/- Ft Frontage on I-85

Zoned C2 on the City of Commerce

Approx 8 +/- acre Lake

LOCATION OVERVIEW

Located just off Exit #147 at the "T" intersection of Ridgeway Church Road and Steven Tanger Blvd. This smart is the largest concentration of commercial activity between Metro Atlanta and Greenville, SC. Convenient to I-85 and US 441

For More Information:

Norton Commercial 434 Green Street Gainesville, GA 30501 nortoncommercial.com

Matt McCord

770.718.5102
matt@nortoncommercial.com

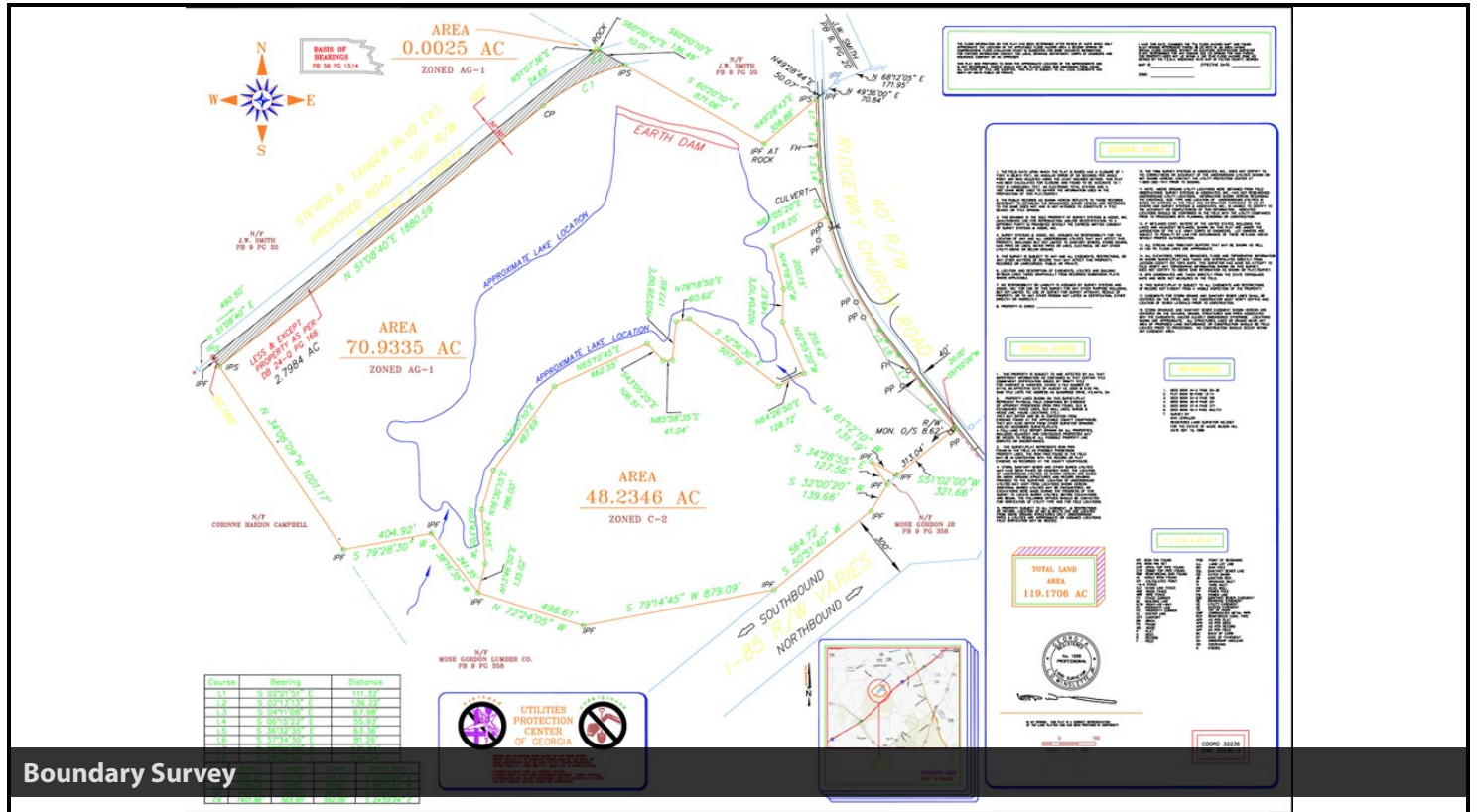
Stephen Lovett

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ADDITIONAL PHOTOS

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Interstate 85 Frontage



Looking down on Lake



Entrance off Ridgeway Church



Ridgeway Church Frontage

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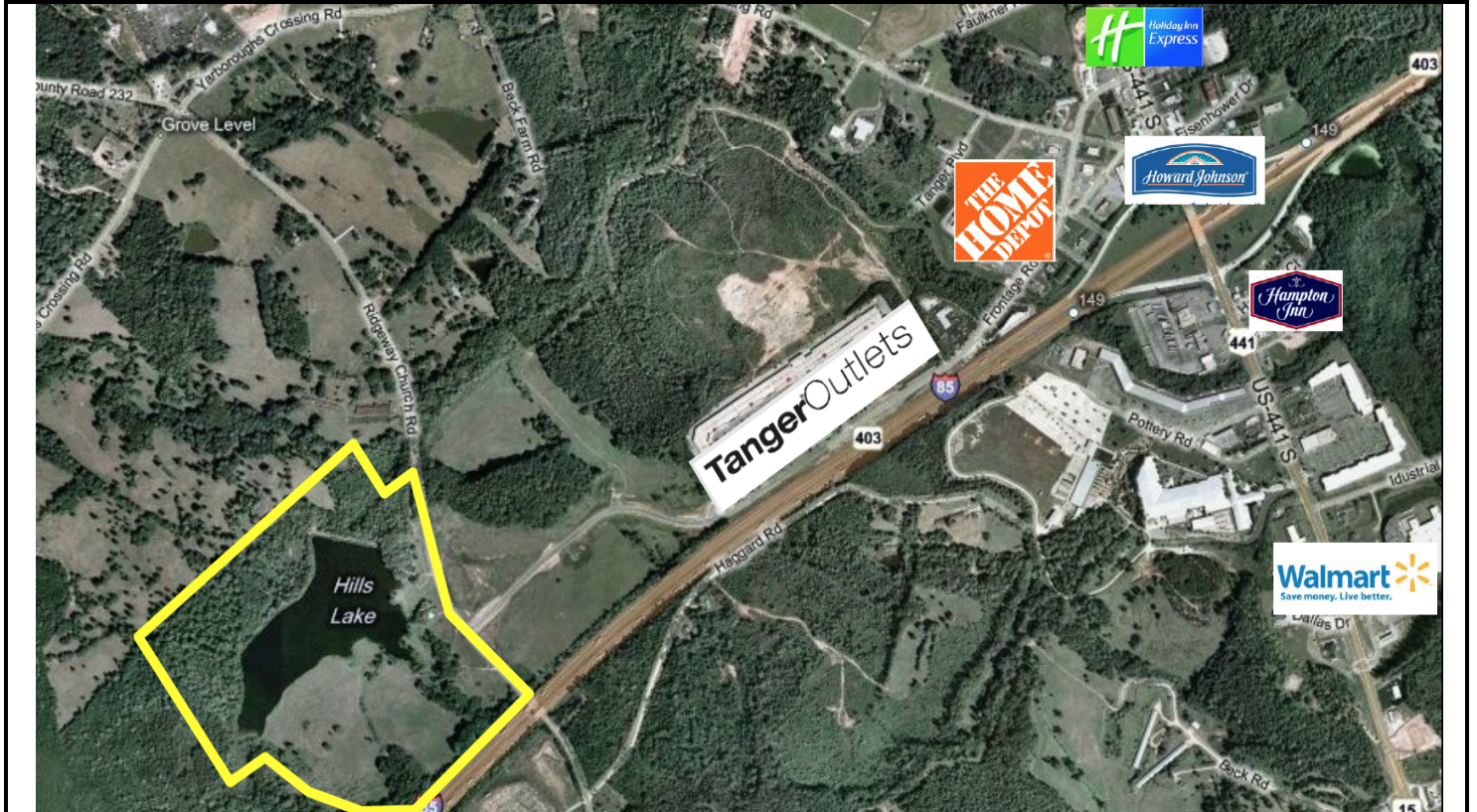
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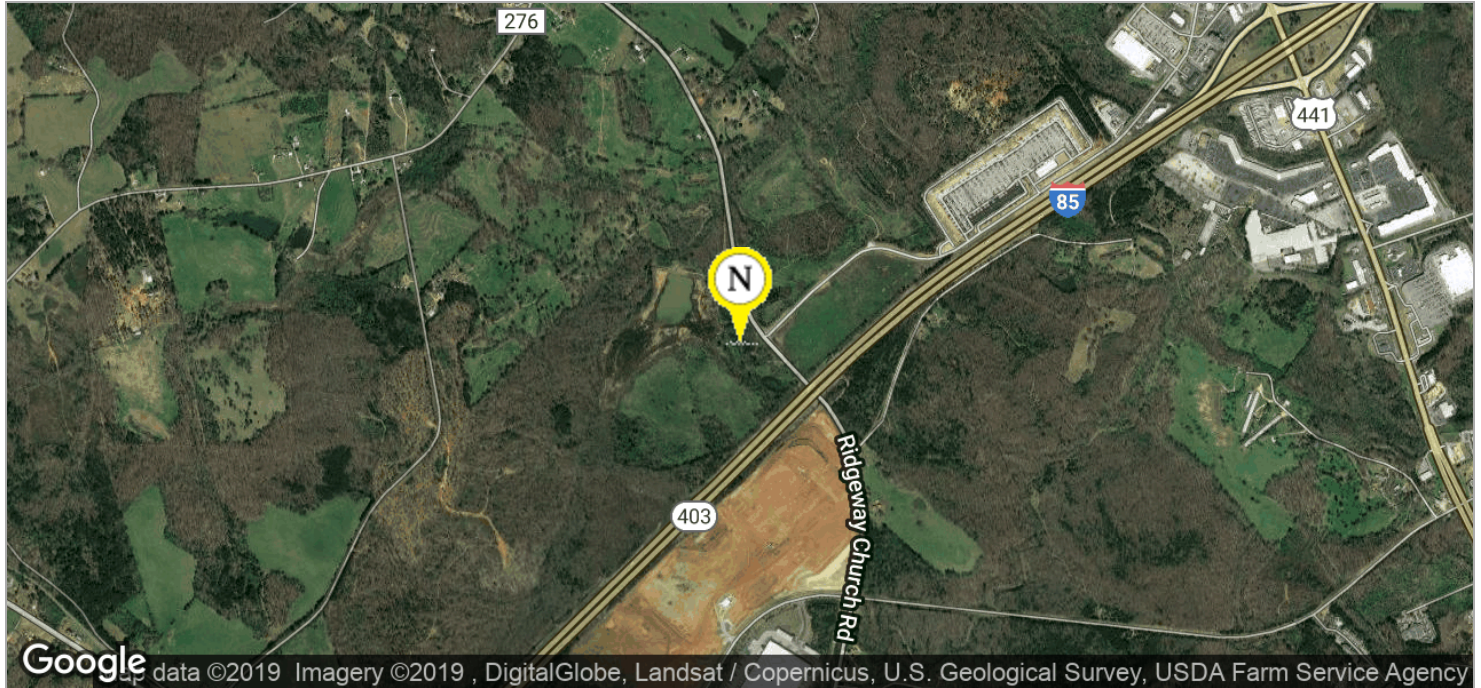
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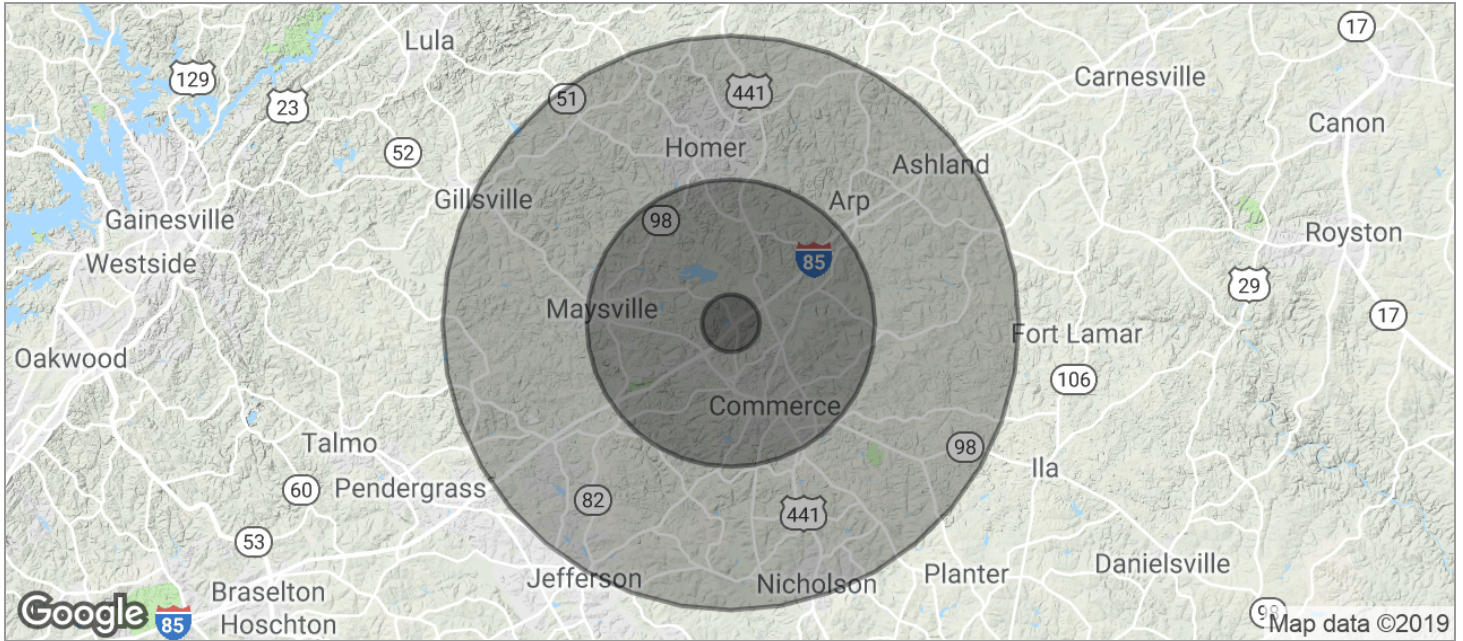
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	929	11,835	36,292
MEDIAN AGE	36.5	37.4	36.9
MEDIAN AGE (MALE)	35.8	36.1	35.2
MEDIAN AGE (FEMALE)	39.5	40.3	39.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	347	4,412	13,257
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$52,130	\$51,748	\$52,829
AVERAGE HOUSE VALUE		\$172,449	\$182,808

* Demographic data derived from 2010 US Census

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