

Commercial Retail Development Opportunity

4066 Anvil Block Rd. + 721 Fairview Rd. Ellenwood, GA 30294



FEATURES

- 2.57 Acres of Land
- Commercial Land Use Designation
- Fairview Highway Corridor Overlay District
- Active Retail and Logistics Sub-Market
- Full Intersection Traffic Light Exchange with Curb Cuts
- Active Fairview Rd. & Anvil Block Rd. (14,300 VPD)
- 600' Road Frontage
- All Utilities at Property



PROPERTY OVERVIEW

2.57 acres of land in Northwest Henry County. An ideal development opportunity for ground up retail, office or medical in growing Ellenwood, GA. Located at the intersection of Fairview Road and Anvil Block Road, the site sits a half mile away from a two major power centers featuring Kroger, WalMart and Home Depot. Easy access to I-675 and all the nearby logistics centers.



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

FOR SALE

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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.

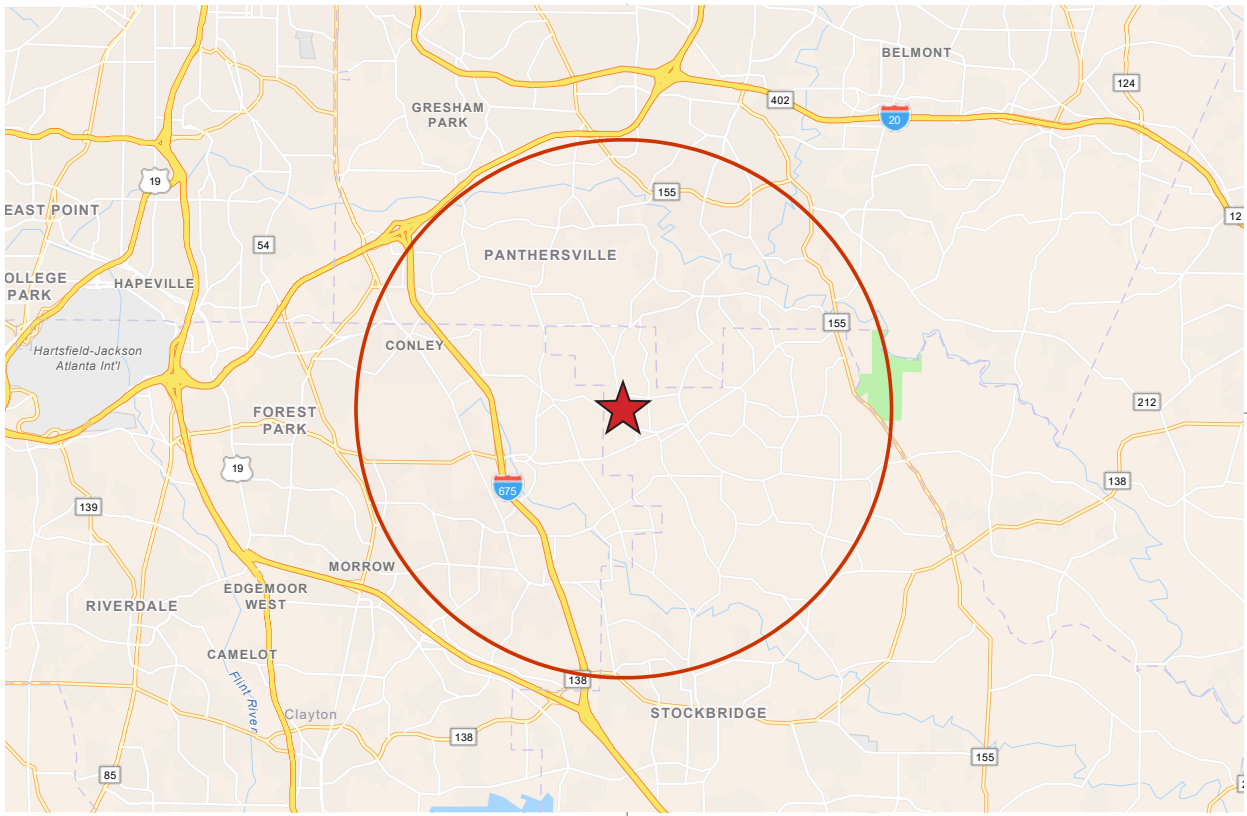
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FOR SALE

Demographics Within 5 Mile Radius



KEY FACTS



EMPLOYMENT



White Collar



Blue Collar



Services



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



27%

High School Diploma



31%

Some College



28%

Bachelor's/Grad/Prof Degree

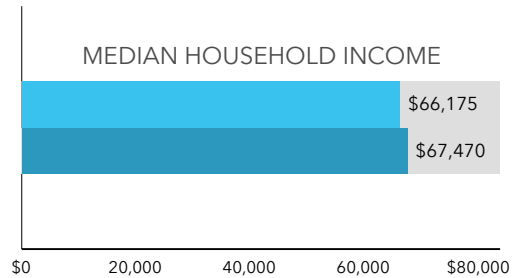
FOR SALE



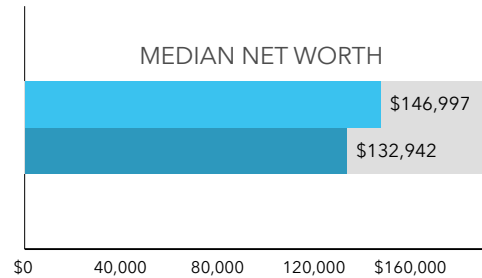
Demographics Within 5 Mile Radius

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.



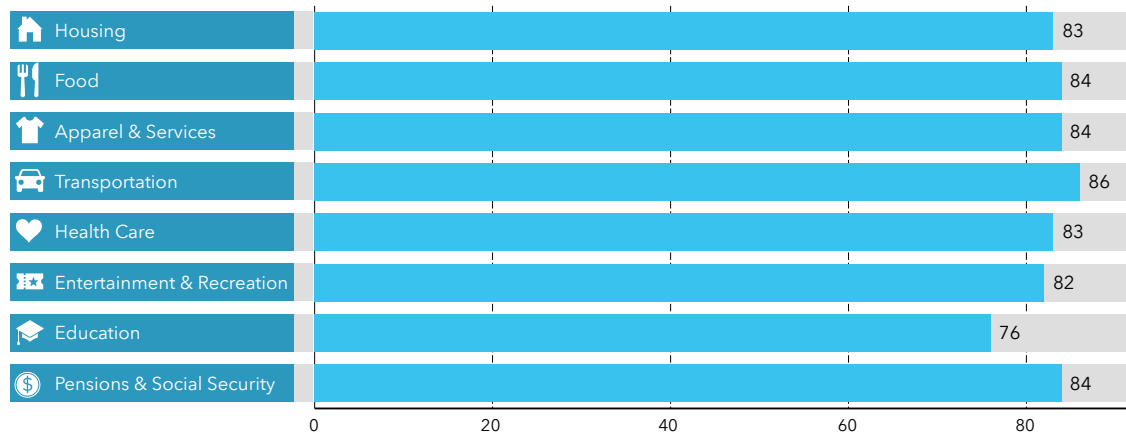
Bars show comparison to Georgia



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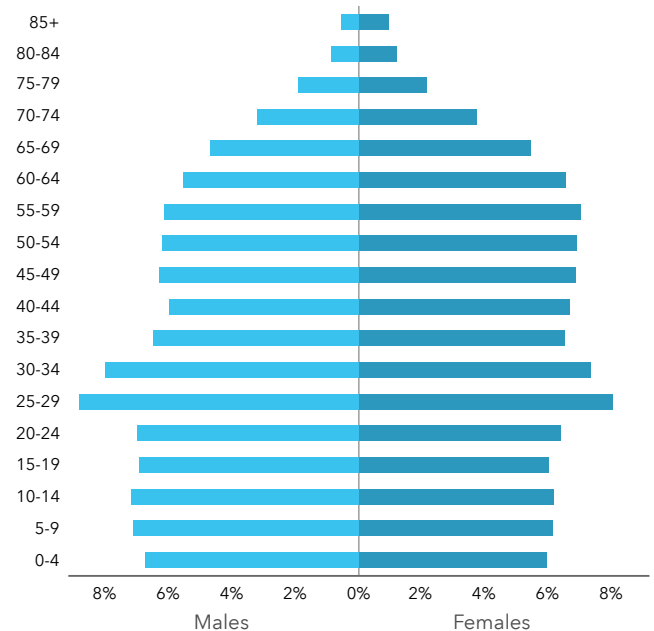
AVERAGE HOUSEHOLD BUDGET INDEX

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.



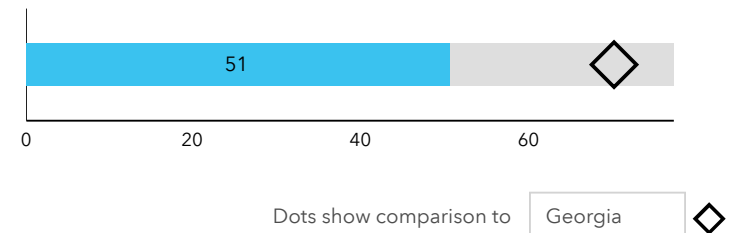
AGE BY SEX

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