

# Commercial Retail Development Opportunity

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



**OAKHURST  
REALTY  
PARTNERS**



## 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.

 14,300 VPD

## 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



Atlanta Airport  
~ 14 Miles



**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.

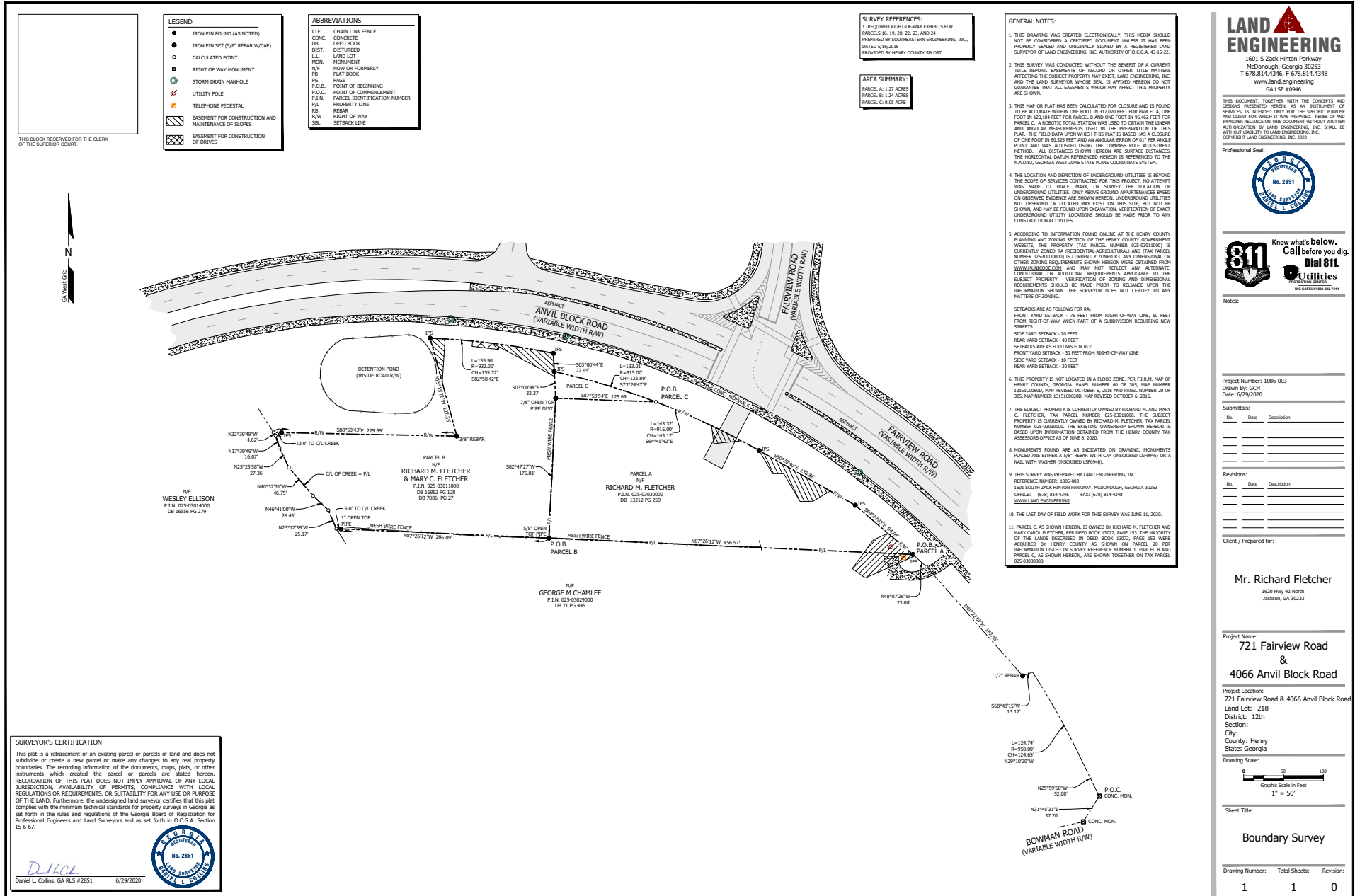
# FOR SALE

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**SURVEYOR'S CERTIFICATION**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

**Professional Seal:**

**Daniel L. Collins**  
No. 2851  
DATE: 6/29/2020

**LAND ENGINEERING**

1501 S. Zack Hinton Parkway  
McDonough, Georgia 30253  
T 678.814.4346, F 678.814.4348  
www.land-engineering.com  
GA LSF #0946

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Professional Seal:

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**Daniel L. Collins**  
No. 2851  
DATE: 6/29/2020

Know what's below. Call before you dig. Dial 811. Utilities. 811 SAFELY. 800-888-1111

Project Number: 1086-003  
Drawn By: GCH  
Date: 6/29/2020

Submitals:

No.	Date	Description

Revisions:

No.	Date	Description

Client / Prepared for:

Mr. Richard Fletcher  
1930 Hwy 42 North  
Jackson, GA 30233

Project Name:  
721 Fairview Road & 4066 Anvil Block Road

Project Location:  
721 Fairview Road & 4066 Anvil Block Road  
Land Lot: 218  
District: 12th  
Section:  
City: Henry  
County: Henry  
State: Georgia

Drawing Scale:  
1" = 50'

Sheet Title:  
Boundary Survey

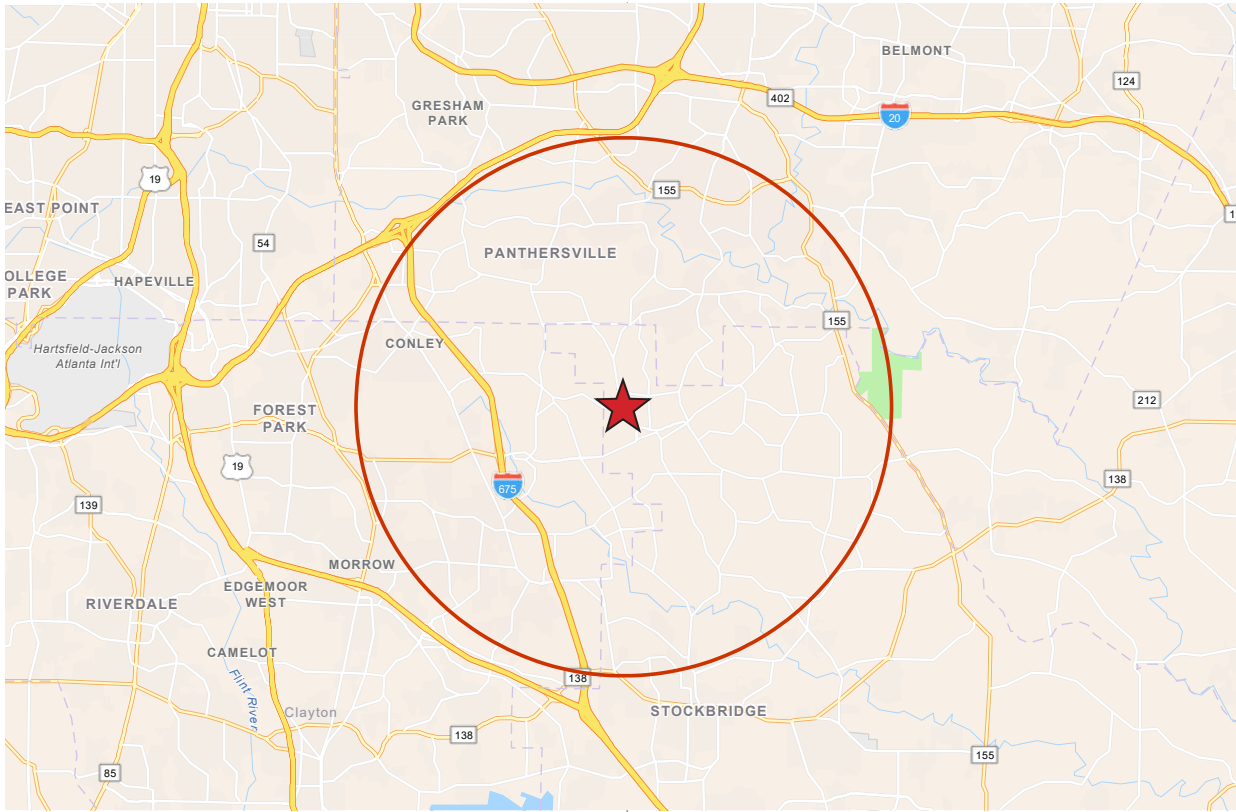
Drawing Number: 1    Total Sheets: 1    Revision: 0

# FOR SALE




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## Demographics Within 5 Mile Radius



### KEY FACTS

  
**138,607**  
Population

  
**35.9**  
Median Age


  
**48,158**  
Households

  
**\$86,943**  
Average Household Income

### EMPLOYMENT

      **62%**

White Collar

   **26%**

Blue Collar

  **12%**

Services

**4.7%**  
Unemployment Rate

### 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

**10%**

No High School Diploma



**27%**

High School Diploma



**31%**

Some College



**28%**

Bachelor's/Grad/Prof Degree

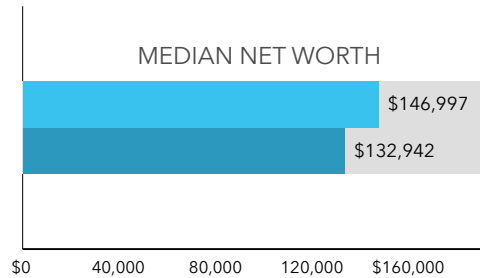
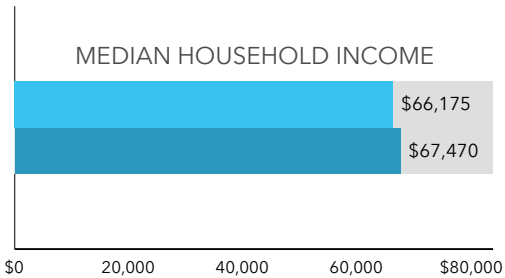
# FOR SALE



## 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

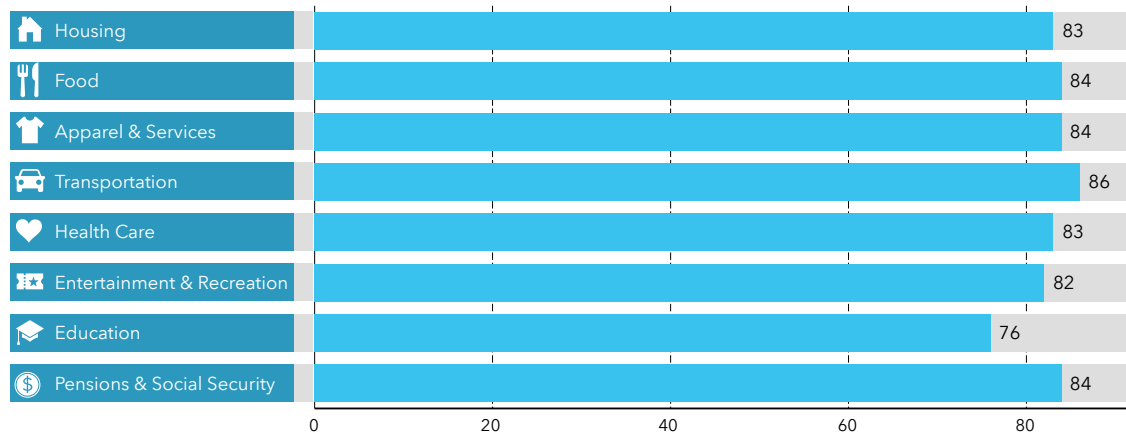
Georgia

Bars show comparison to

Georgia

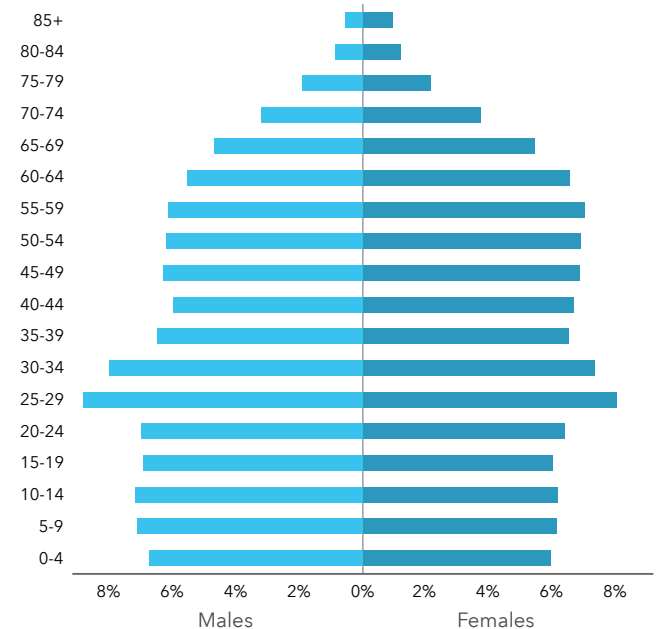
### AVERAGE HOUSEHOLD BUDGET INDEX

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.



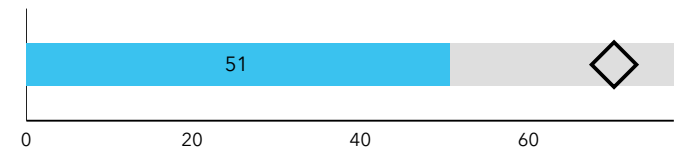
### AGE BY SEX

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