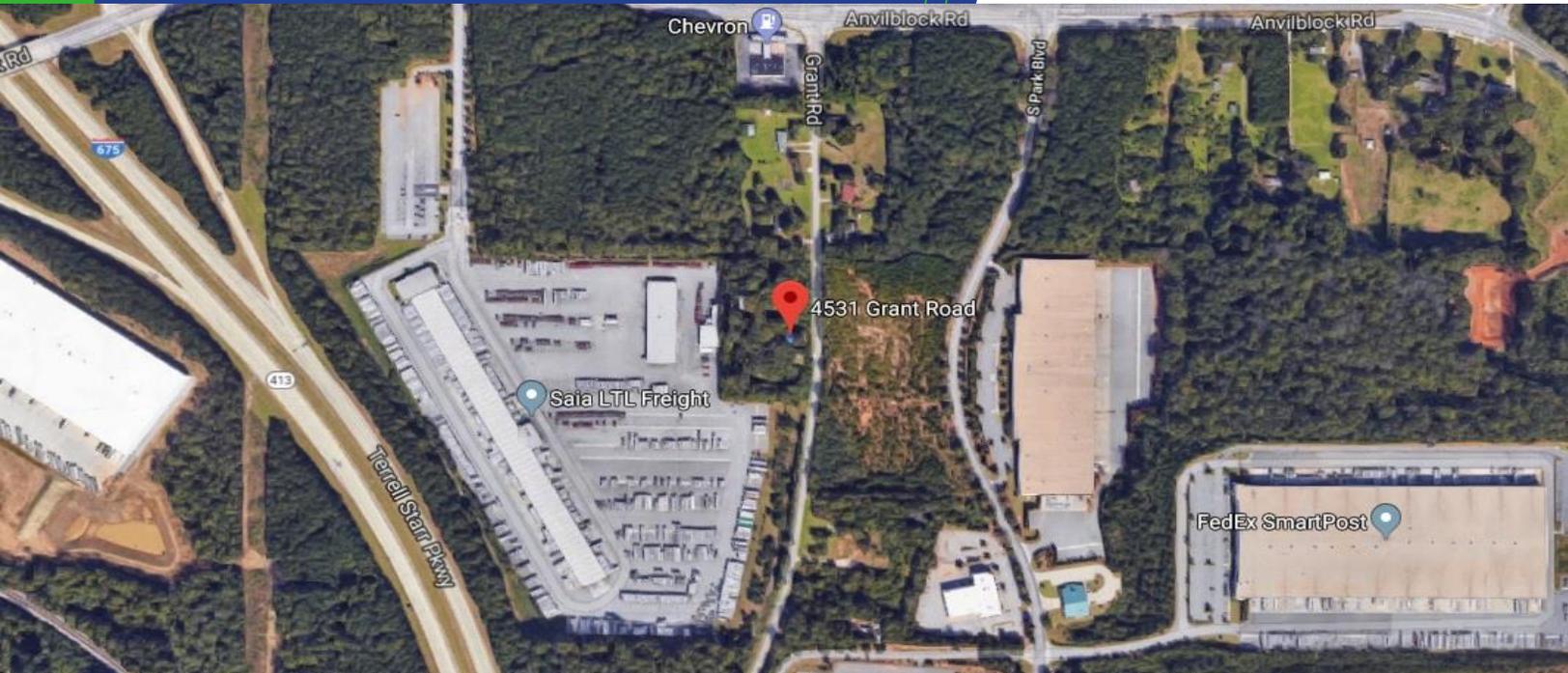


2.63 ACRES | AVAILABLE



METRO BROKERS



4531 Grant Rd Ellenwood, GA 30294

For Sale

PREPARED BY:

Coldwell Banker Commercial
METRO BROKERS
5775 Glenridge Dr.
#200
Atlanta, GA 30328

Austin Hall
770-527-5194
Austin.hall@cbcmetrobrokers.com

PROPERTY OVERVIEW

EXECUTIVE SUMMARY

Prominent rectangular lot located right off of Grant Rd. Property is located less than 1/2 mile from I-675. Sandwiched in between SAIA and Southpark Industrial developments. Grant Rd is the connecting roadway for Forest Parkway and Anvil Block Rd. Also very close in relation to the Old fort which is being developed into a retail and office park. Additional .93 Acres can be added if needed. Would add 160+- FT of Road Frontage.

PROPERTY SPECIFICATIONS

Property Type:	Raw Land
Parcel ID:	12214A A002
County:	Clayton
Zoning Class:	HI- Industrial
Property Type:	Commercial
Road Frontage:	.500 +- Grant Rd
City:	Ellenwood

PRICE

Sale Price:	\$400,000
Price/Acre:	\$152,091.255/AC

UTILITIES

All Utilities:	YES
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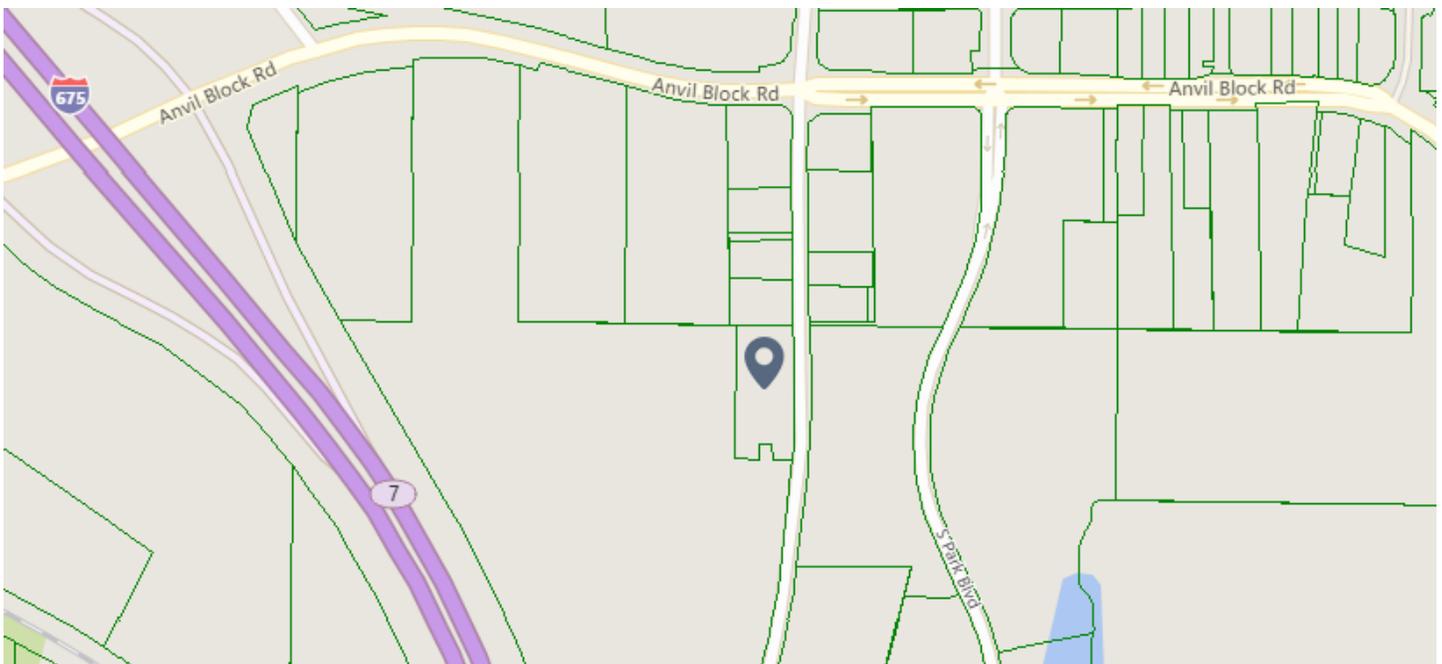
DEMOGRAPHICS

	1 Mi	3 Mi
Population:	7,817	60,221
Households:	2,579	20,321
Avg. Age:	34	34.7
Median HH Income:	\$48,374	\$45,090

2.63 ACRES

METRO BROKERS

PROPERTY OVERVIEW



2.63 ACRES



METRO BROKERS

CONTACT INFORMATION

For more information, please contact:

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CONFIDENTIALITY STATEMENT

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.