10.42 ACRES +/- FOR SALE

Prime Commercial Site / Oakwood - Hall County, GA

3437, 3455, 3471 Winder Hwy., Oakwood, GA
Intersection of GA 13 (Atlanta Hwy) & GA 53 (Winder Hwy)

GREAT LOCATION - HIGH TRAFFIC COUNT

For More Details & Pricing Contact:

Chris Braswell
770.718.5101
cbraswell@nortoncommercial.com

NORTON
Commercial Acreage Group, LLC
434 Green Street
Gainesville, GA 30501

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PROPERTY SUMMARY

- ½ Mile to I-985/Exits 16 & 17
- Major Retail, Residential, Medical, Manufacturing, University Nearby

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ALL UTILITIES AVAILABLE

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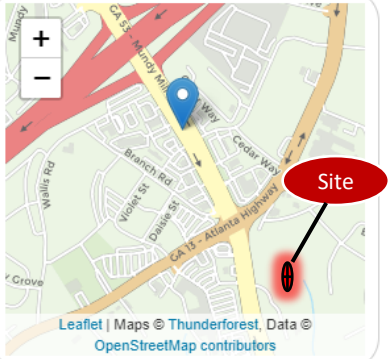
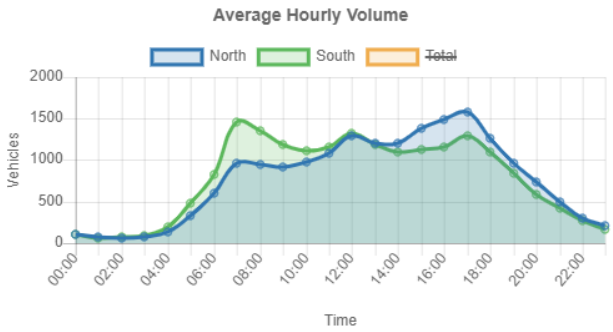
TRAFFIC DATA

- 30,000+ Current AADT
- 42,000+ Future AADT
- ½ Mile to I-985 (Exits 16 & 17)
- Two GDOT Approved Ingress / Egress Entrances onto GA 53



Count History

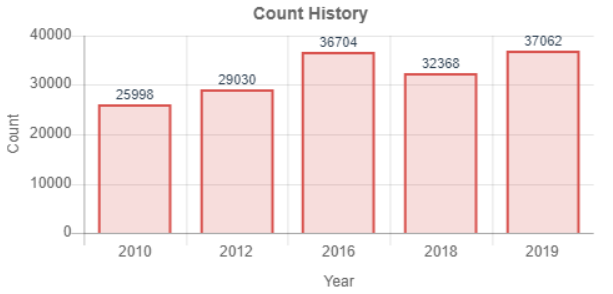
Year	Month	Count type	Duration	Count
2010	February	Volume	48 hours	25998
2012	February	Class	48 hours	29030
2016	December	Class	48 hours	36704
2018	October	Class	48 hours	32368
2019	October	Class	48 hours	37062



Annual Statistics

Data Item	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Statistics type	-	-	-	-	-	-	Estimated	Estimated	Actual	**Actual**
AADT	29800	23300	22800	25400	25200	25200	26000	26800	35000	**29800**
K-Factor	-	-	-	-	-	-	-	-	0.087	**0.092**
D-Factor	-	-	-	-	-	-	-	-	0.570	**0.600**
Future AADT	-	-	-	-	-	-	-	29100	44100	**42200**

0000139_0285 - 139-0285
Description: MUNDY MILL ROAD
County: Hall
Route number: 00005300
LRS section: 1391005300
Functional class: 3U - Principal Arterial - Other (Urban)
Coordinates: 34.22316313, -83.86400528



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SUMMARY DEMOGRAPHICS – 1, 3, 5 Mile Radius of Site

esri

Executive Summary

3455 Winder Hwy, Flowery Branch, Georgia, 30542
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.21686
Longitude: -83.86099

	1 mile	3 miles	5 miles
Population			
2000 Population	3,191	16,331	44,867
2010 Population	3,963	21,461	59,258
2019 Population	4,754	25,956	68,837
2024 Population	5,173	28,300	74,247
2000-2010 Annual Rate	2.19%	2.77%	2.82%
2010-2019 Annual Rate	1.99%	2.08%	1.63%
2019-2024 Annual Rate	1.70%	1.74%	1.52%
2019 Male Population	49.9%	50.5%	51.0%
2019 Female Population	50.0%	49.5%	49.0%
2019 Median Age	33.3	34.2	33.5

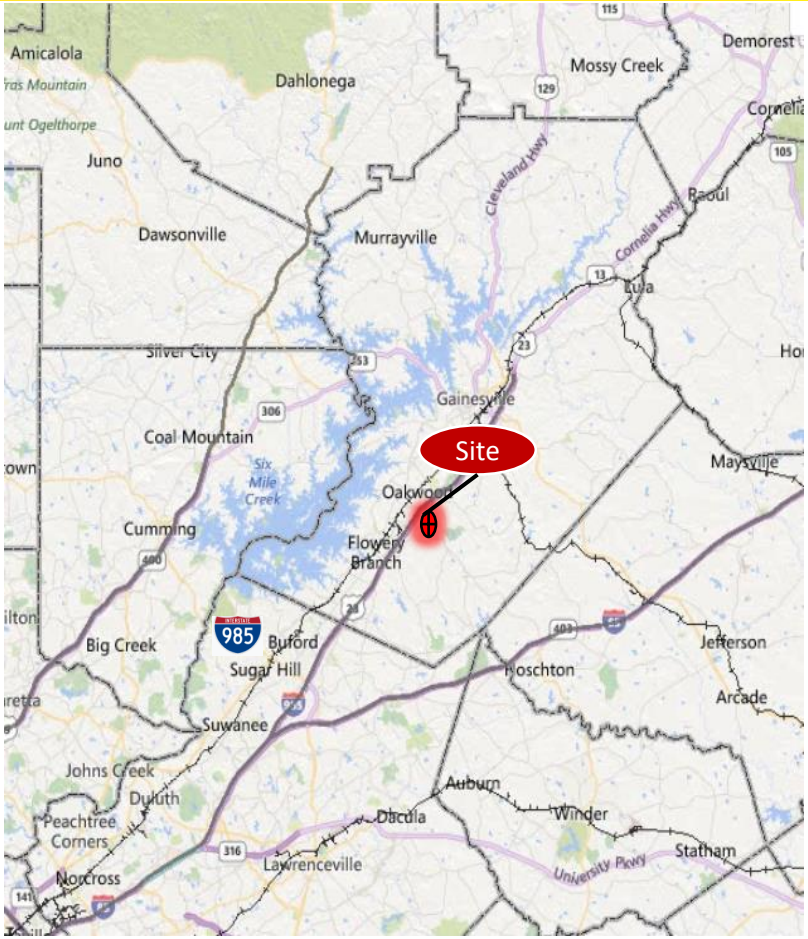
In the identified area, the current year population is 68,837. In 2010, the Census count in the area was 59,258. The rate of change since 2010 was 1.63% annually. The five-year projection for the population in the area is 74,247 representing a change of 1.52% annually from 2019 to 2024. Currently, the population is 51.0% male and 49.0% female.

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	17.6%	16.2%	16.0%
Median Household Income			
2019 Median Household Income	$56,839	$58,955	$59,632
2024 Median Household Income	$63,786	$66,181	$67,952
2019-2024 Annual Rate	2.33%	2.34%	2.65%
Average Household Income			
2019 Average Household Income	$72,499	$79,857	$81,816
2024 Average Household Income	$83,855	$91,634	$93,880
2019-2024 Annual Rate	2.95%	2.79%	2.79%
Per Capita Income			
2019 Per Capita Income	$23,175	$26,146	$26,077
2024 Per Capita Income	$26,678	$29,971	$29,984
2019-2024 Annual Rate	2.86%	2.77%	2.83%
Households by Income			

Current median household income is $59,632 in the area, compared to $60,548 for all U.S. households. Median household income is projected to be $67,952 in five years, compared to $69,180 for all U.S. households

Current average household income is $81,816 in this area, compared to $87,398 for all U.S. households. Average household income is projected to be $93,880 in five years, compared to $99,638 for all U.S. households

Current per capita income is $26,077 in the area, compared to the U.S. per capita income of $33,028. The per capita income is projected to be $29,984 in five years, compared to $36,530 for all U.S. households



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*NOTE: Although located in Oakwood, Site has USPS assigned Flowery Branch address.

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