

# FOR SALE

**119.17 Acres Ridgeway Church Rd**

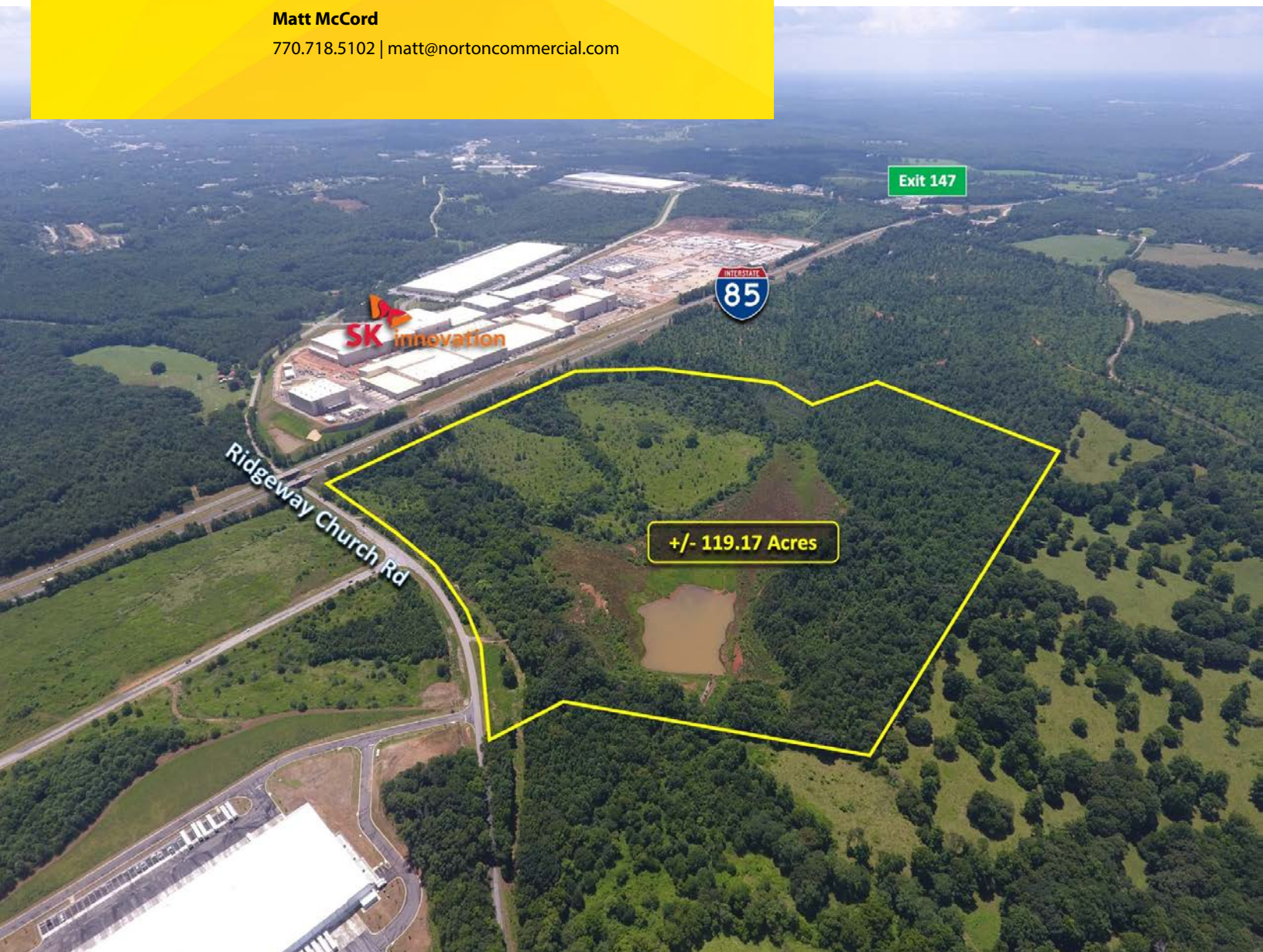
**1911 Ridgeway Church Road, Commerce, GA 30529**

**For More Information: Stephen Lovett**

770.297.4807 | [slovett@nortoncommercial.com](mailto:slovett@nortoncommercial.com)

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434 Green Street  
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# NORTON



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## OFFERING SUMMARY

**Sale Price:** \$4,409,290

**Price / Acre:** \$37,000

**Lot Size:** 119.17 Acres

**Zoning:** C-2

## 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 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 but from Industrial Rezoning Opportunity

Approx 8 +/- acre Lake

## LOCATION OVERVIEW

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

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ADDITIONAL PHOTOS

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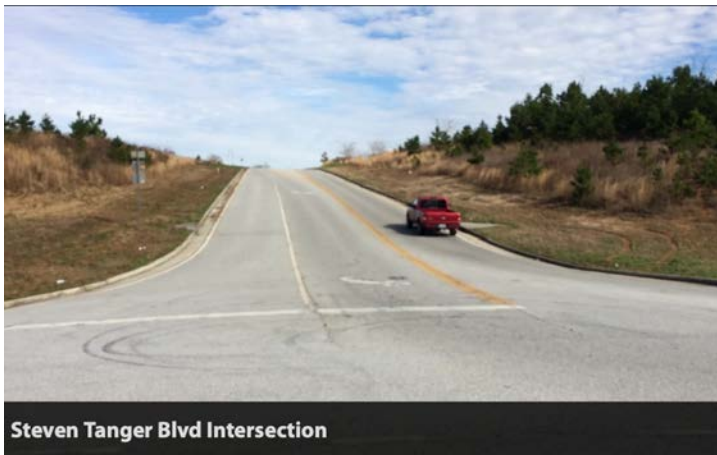
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Boundary Survey



Steven Tanger Blvd Intersection



I-85 Frontage

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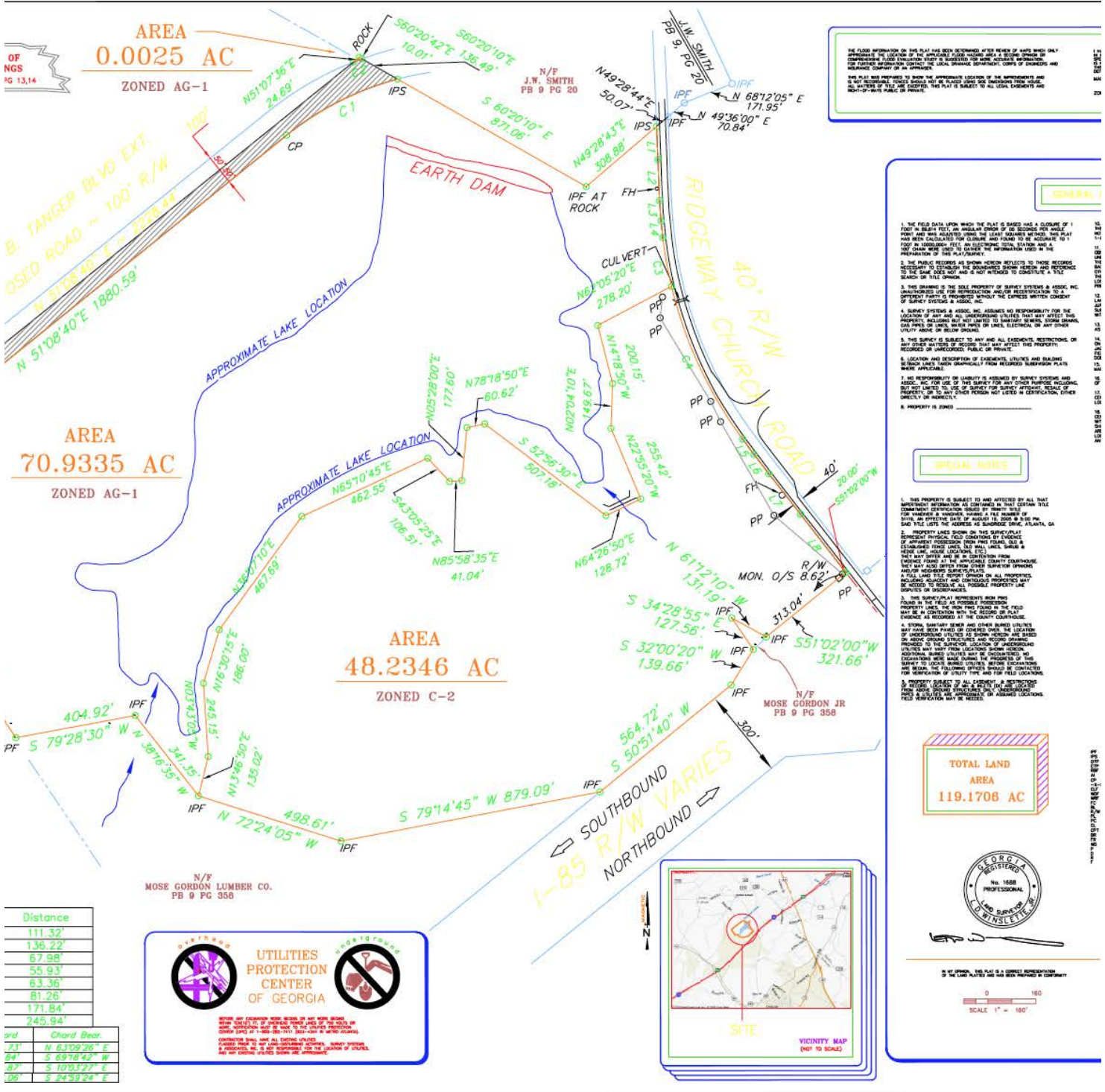
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**I-85 Frontage**



**Aerial**



**Entrance off Ridgeway Church**



**Ridgeway Church Frontage**

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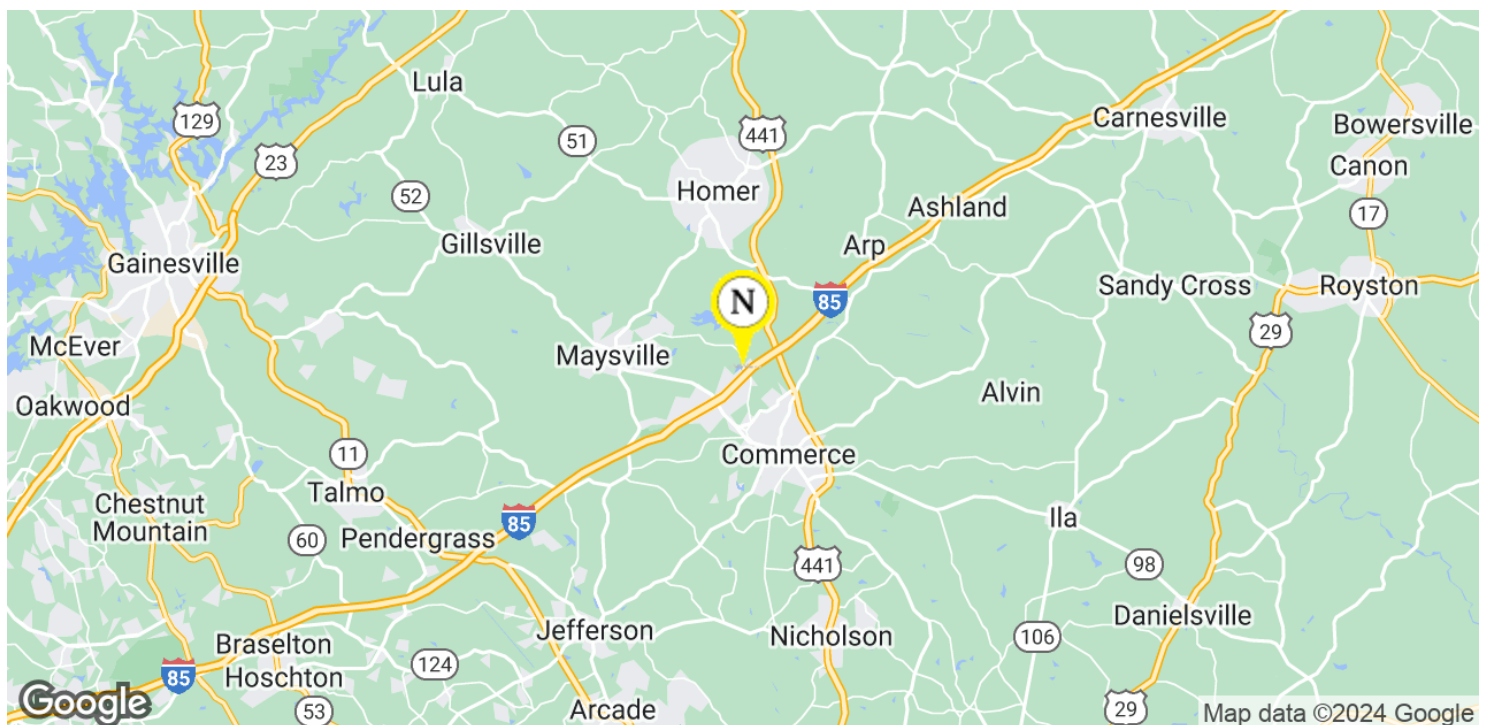
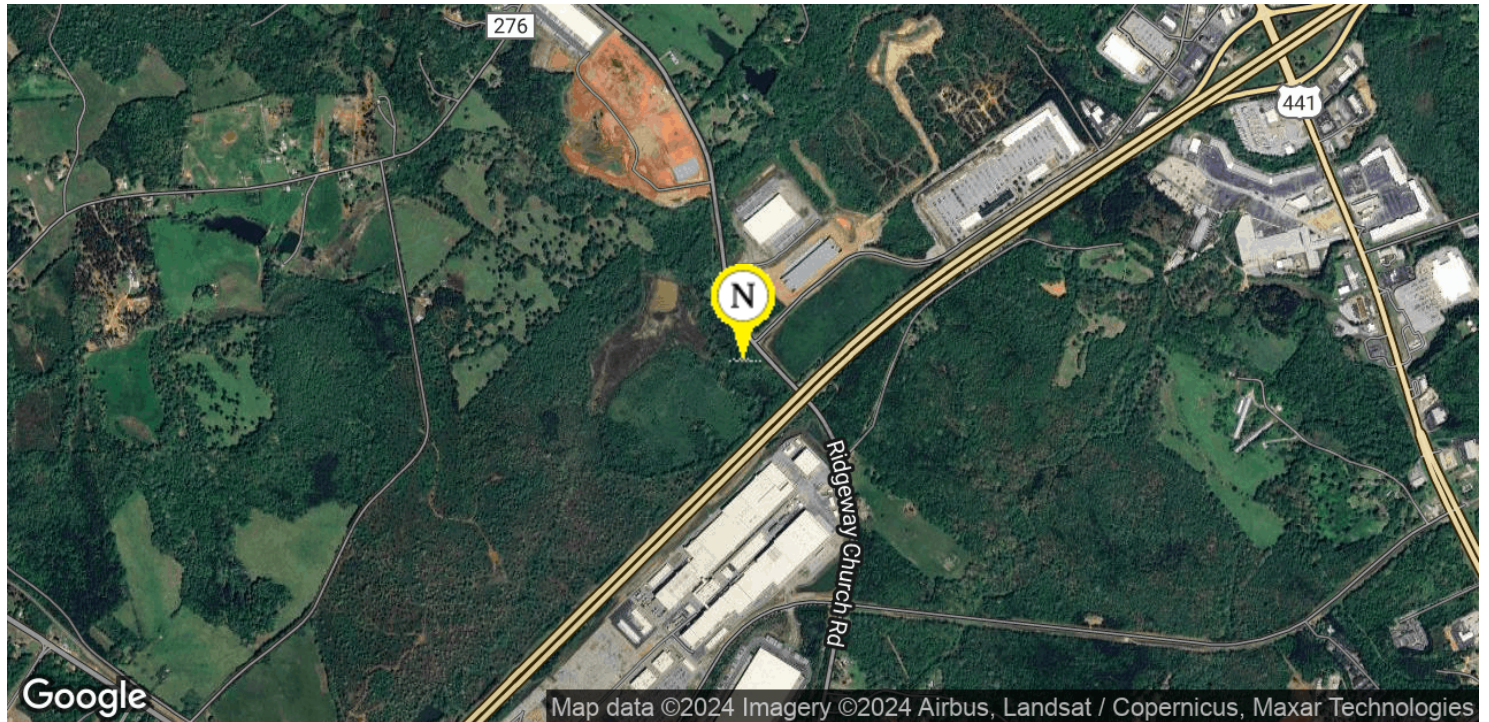
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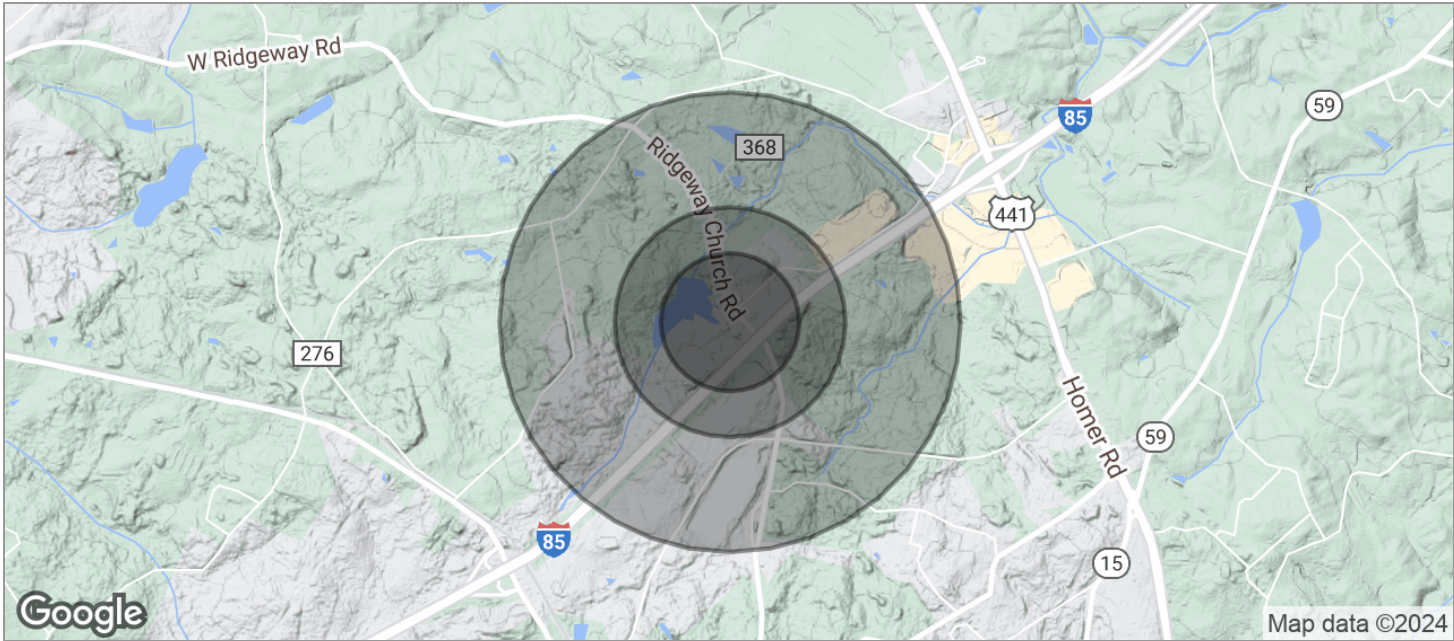
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2	13	176
MEDIAN AGE	42	42	40
MEDIAN AGE (MALE)	41	40	39
MEDIAN AGE (FEMALE)	44	43	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1	5	63
# OF PERSONS PER HH	2	2.6	2.8
AVERAGE HH INCOME	\$66,997	\$69,800	\$74,962
AVERAGE HOUSE VALUE	\$363,105	\$331,854	\$270,883

\* Demographic data derived from 2020 ACS - US Census

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