FOR SALE

Commercially Zoned Acreage in Gainesville, GA 30504

965 McEver Road
Gainesville, GA 30504

For More Information: **Matt McCord**
770.718.5102 | matt@nortoncommercial.com

Stephen Lovett
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Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

EXECUTIVE SUMMARY

965 McEver Road

GAINESVILLE, GA 30504

OFFERING SUMMARY

Sale Price:	$606,750
Price / Acre:	$75,000
Lot Size:	8.09 Acres
Zoning:	Business Retails

PROPERTY OVERVIEW

Most affordable retail or commercial opportunity in a well established retail submarket. Many possibilities with this tract, developer or user will be able to capture traffic and momentum of neighboring nationally anchored centers. Near the new Academy Sports, Hobby Lobby & Chipolte, Publix, Kohl's, Best Buy, Verizon, Mattress Firm, Home Depot area all located in this sub market.

LOCATED WITHIN FEDERAL OPPORTUNITY ZONE

8 acres located in fast growing Retail Market

Approx. 600 ft of frontage on McEver Rd

Traffic Count of 24,400 VPD on McEver Road and 33,300 VPD on Dawsonsonville HWY(GDOT)

Property has Median Break on McEver Road

Zoned Retail Business - All Utilities Available

LOCATION OVERVIEW

Just South of McEver Road and Dawsonville Hwy Intersection
At median Cut across from Kohls and Sherwin Williams.

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ADDITIONAL PHOTOS

965 McEver Road

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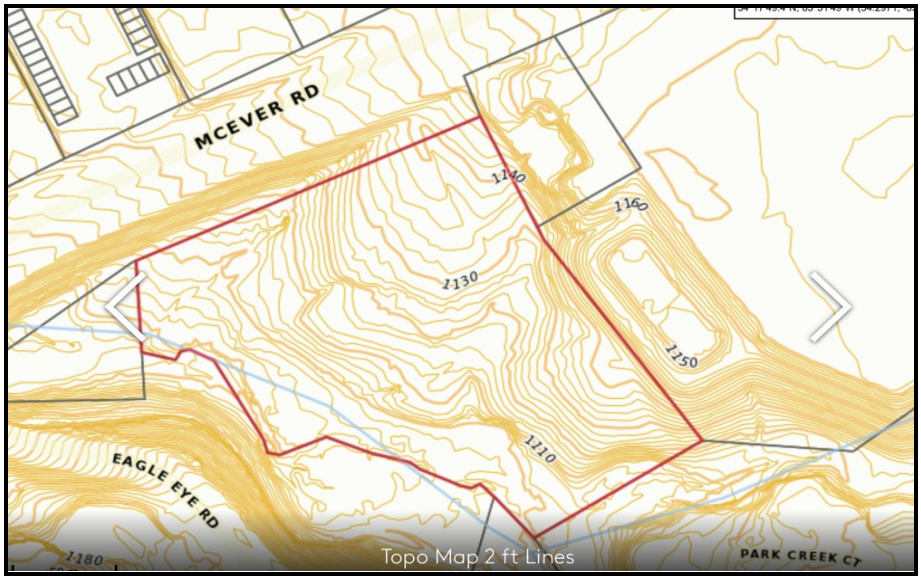

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LOCATION MAPS

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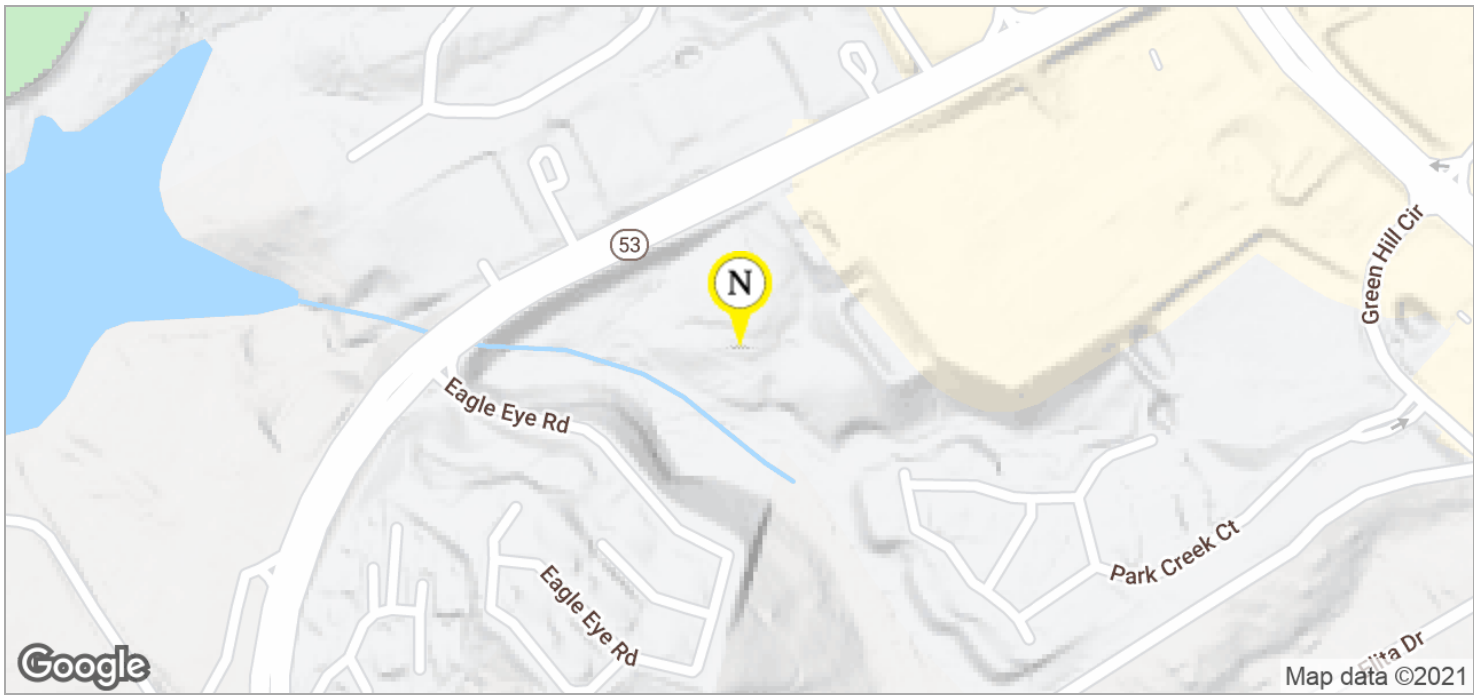

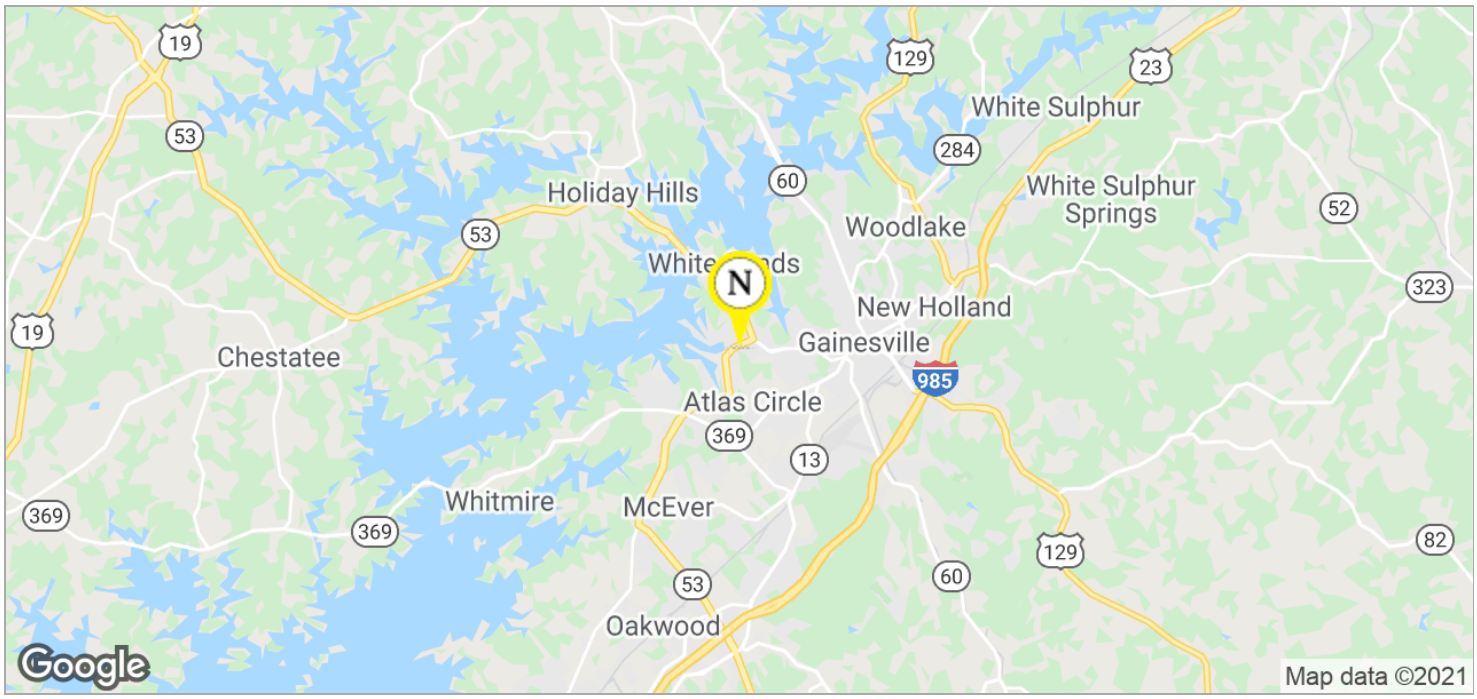

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DEMOGRAPHICS MAP

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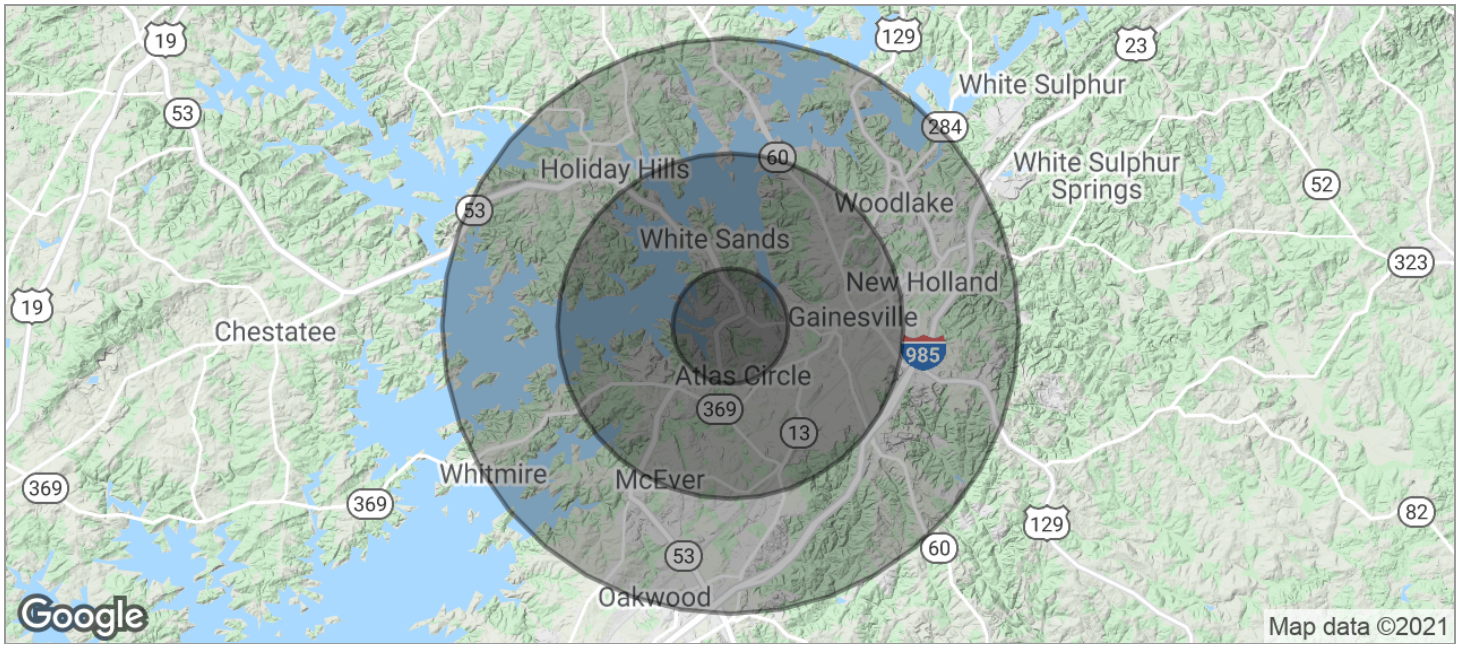

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,746	36,225	68,326
MEDIAN AGE	26.3	29.5	31.8
MEDIAN AGE (MALE)	26.6	28.5	30.8
MEDIAN AGE (FEMALE)	26.0	29.7	32.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,704	12,168	23,346
# OF PERSONS PER HH	2.8	3.0	2.9
AVERAGE HH INCOME	$50,296	$55,283	$61,135
AVERAGE HOUSE VALUE	$274,126	$249,103	$255,960

** Demographic data derived from 2010 US Census*

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