

# REDEVELOPMENT SITE 2.5 ACRES WITH 2 OFFICE BUILDINGS FOR SALE



3440, 3460 Salem Rd, Covington, GA 30016



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$600,000
<b>LOT SIZE:</b>	2.5 Acres
<b>ZONING:</b>	CI, R1
<b>PRICE / ACRE:</b>	\$240,000

## PROPERTY OVERVIEW

2.5 Acre Development Site For Sale - Adjacent to Kroger on Salem Rd in Covington

## PROPERTY HIGHLIGHTS

- 2.5 Acre Re-Development Site
- Adjacent to Kroger
- Salem Rd. in Covington
- 2 Office Buildings
- 4600 SF and 2300 SF (6900 SF Total)
- Can be sold with Adjacent land to total 5.3 Acres\*\*\*
- Zoned R1 and C1

**KW COMMERCIAL**  
1420 Peachtree Street, Ste. 100  
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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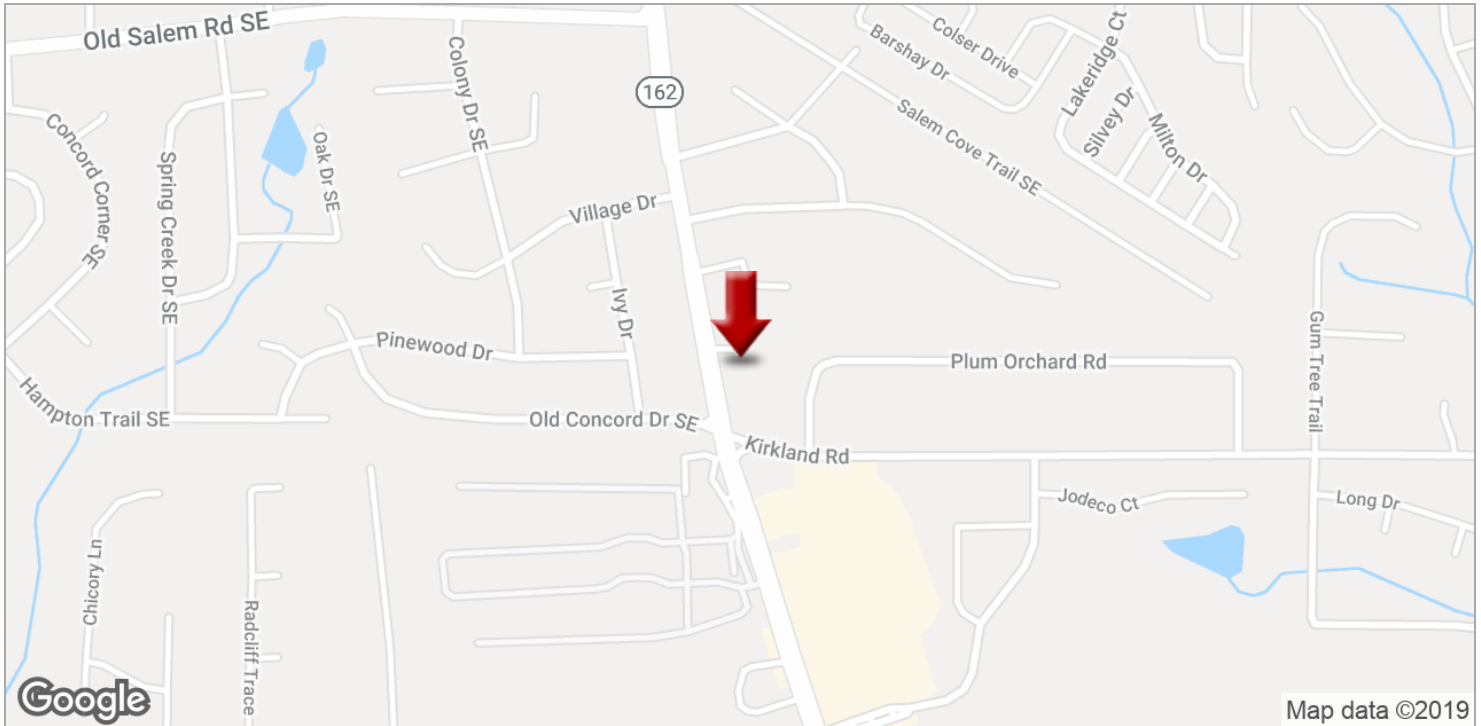
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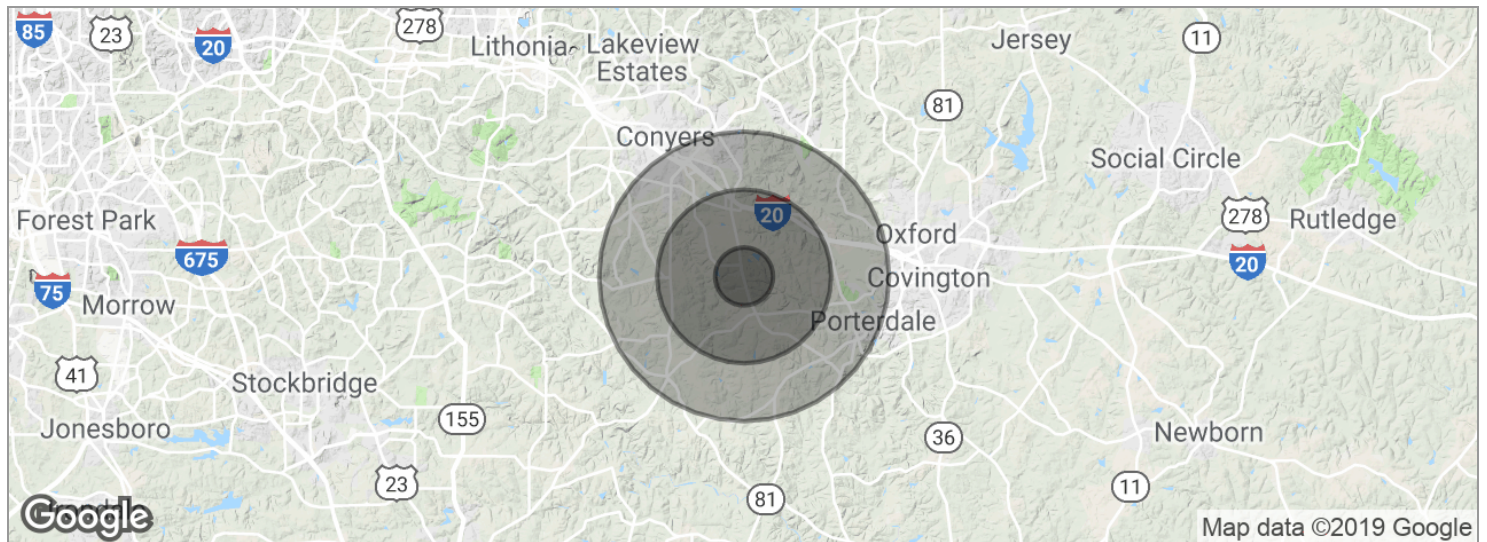
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,847	39,104	77,809
Median age	33.6	34.2	34.5
Median age (male)	30.0	30.9	31.9
Median age (Female)	35.4	35.8	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,659	13,339	26,785
# of persons per HH	2.9	2.9	2.9
Average HH income	\$63,276	\$65,034	\$64,577
Average house value	\$152,851	\$152,340	\$155,137

\* Demographic data derived from 2010 US Census

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