

## LAND FOR SALE

3440, 3460, 3488 Salem Rd, Covington, GA 30016



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,200,000
<b>LOT SIZE:</b>	5.3 Acres
<b>ZONING:</b>	CI, R1, R1
<b>PRICE / SF:</b>	\$5.20

### PROPERTY OVERVIEW

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

### PROPERTY HIGHLIGHTS

- 5.3 Acre Development Site (3 parcels)
- Adjacent to Kroger
- Potential Fast Food, Retail Strip Center, Medical Office, Mixed Use, Commercial Multi-Use, Assisted Living, Grocery Strip Center, ETC
- Salem Rd in Covington
- Parcel #1- 3440 Salem Rd
- Parcel #2- 3460 Salem Rd (2.5 Acres combined Parcel 1 & 2)
- Parcel #3- 3488 Salem Rd. (2.8 Acres )
- 2 Office Buildings 4600 SF and 2300 SF
- Possible Adaptive Reuse Value
- Zoning R1, C1, R1 (Sellers will allow time for rezoning)

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Atlanta, GA 30309

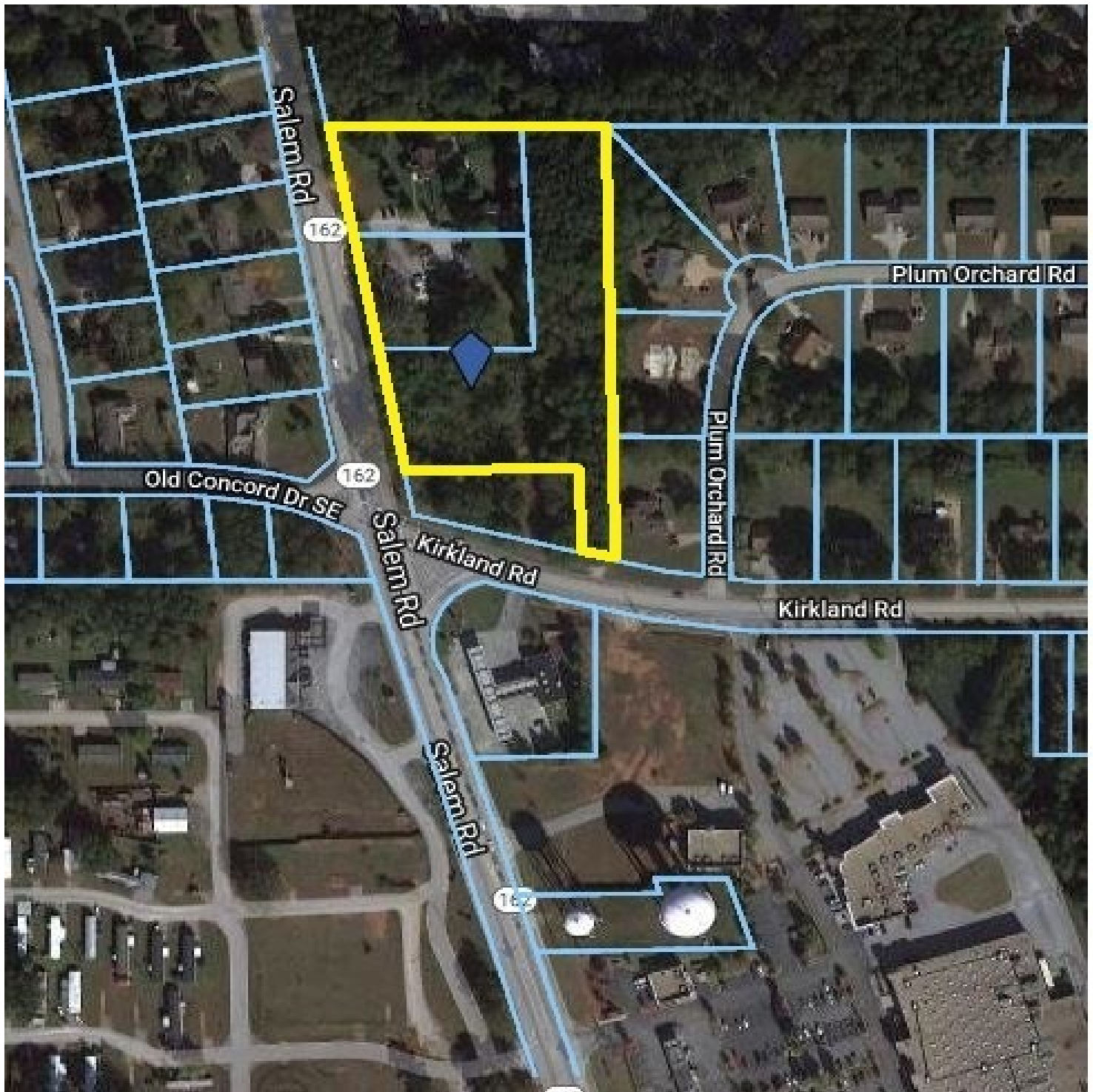
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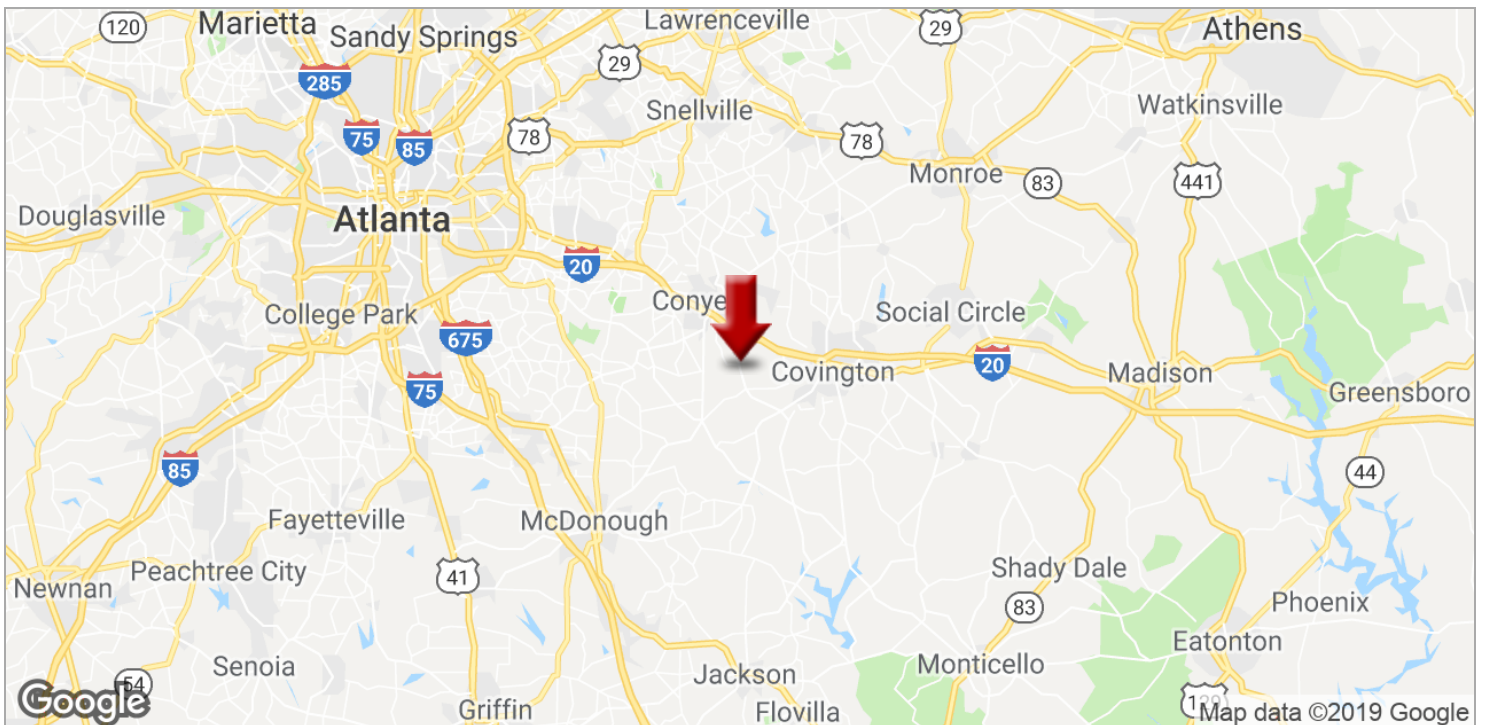
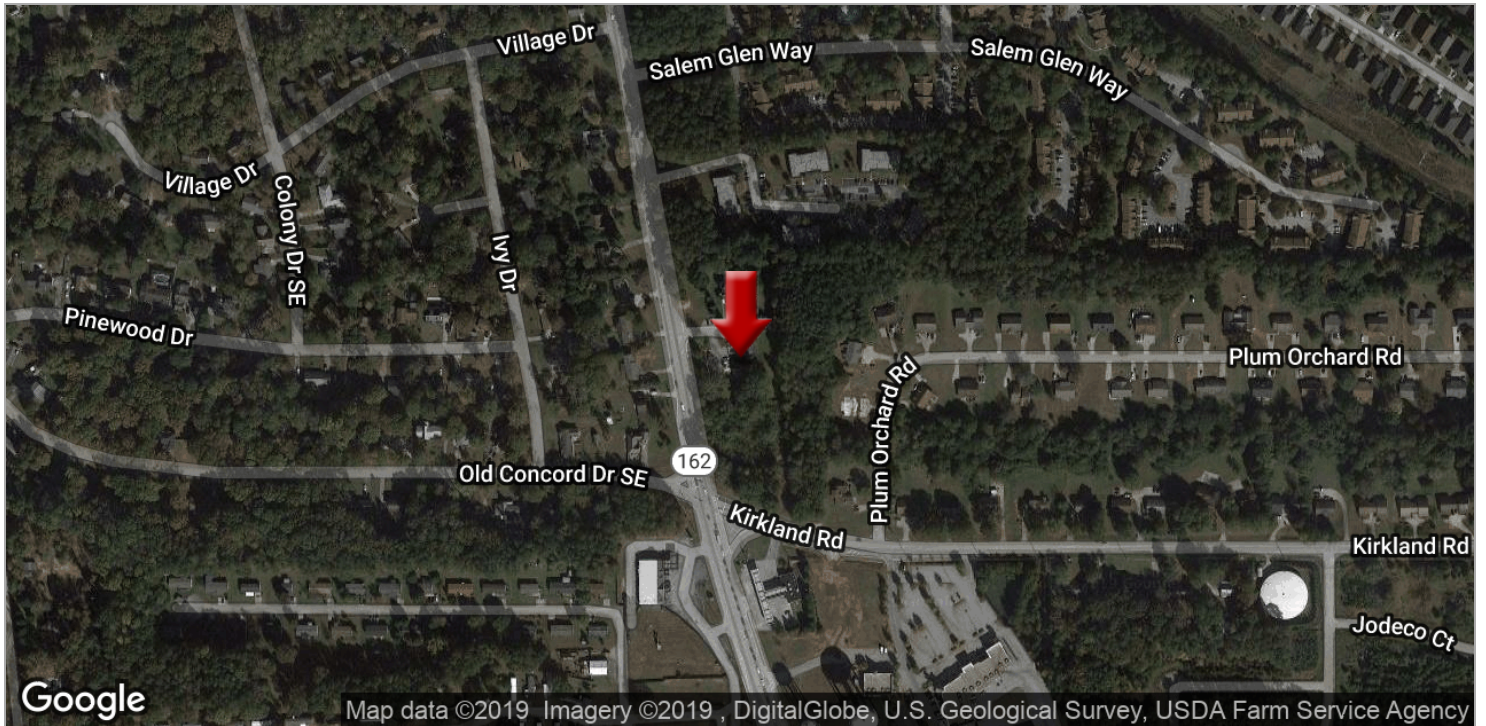
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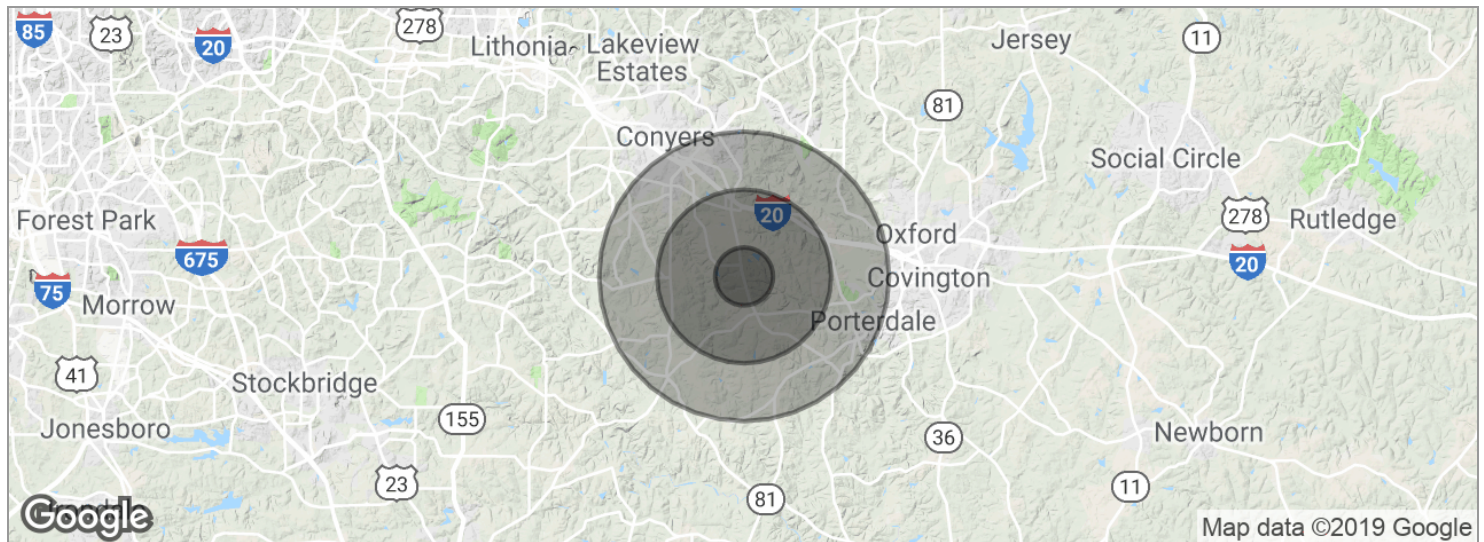
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,847	39,104	77,809
Median age	33.6	34.2	34.5
Median age (male)	30.0	30.9	31.9
Median age (Female)	35.4	35.8	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,659	13,339	26,785
# of 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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