

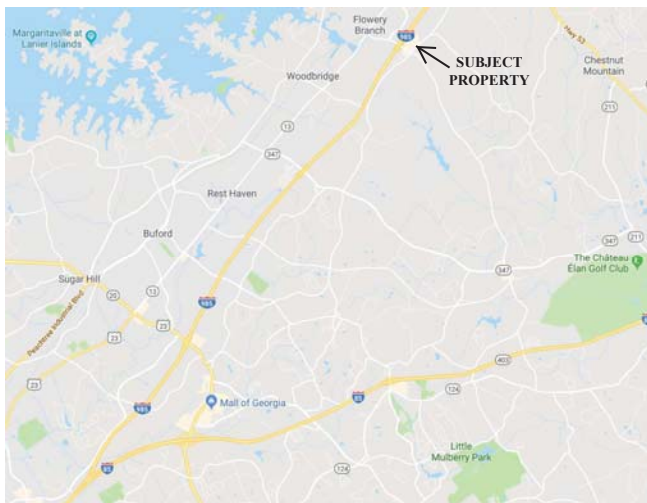
SOLD

Power Center Outparcel

Flowerly Mountain Road
Flowerly Branch, Georgia 30542

PROPERTY HIGHLIGHTS

- 4 Acres
- Graded with good access
- Last Outparcel for 500,000 + sf Power Center
- Potential for QSR, retail, office or medical
- Zoned HB - Highway Business District
- All utilities including common detention
- High-growth area



Stephen W. Storms
(770) 614-8686 Office
(770) 653-8383 Cell
(678) 835-9016 Fax
sstorms@capcomre.com

EXECUTIVE SUMMARY

- LOCATION:** The subject parcel is located at exit 12 along the high-growth I-985 corridor in south Hall County in the City of Flowery Branch. The site was developed as part of Stonebridge Village, the 503,989 sf dominant power center in northeast Georgia. This parcel is located at 4714 Hog Mountain Road, just north of Spout Springs Road which is being widened to four lanes.
- PARCEL SIZE:** .94 acres
- ZONING:** The property is zoned HB, in the City of Flowery Branch.
- UTILITIES:** All utilities are available, including sewer and common detention .
- TOPOGRAPHY:** The parcel was graded as part of the retail development.
- '16 TRAFFIC COUNTS (ADT):**
- | | |
|---------------|--|
| I-985 | 67,109 (8,400 feet south of exit 12) |
| Spout Springs | 16,000 (6,100 feet east of Hog Mt. RD) |
| Hog Mt. | 6,620 (1,600 feet south on Hog Mt. RD) |
- PRICING:** \$590,000 for the .94 acre parcel.

DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION: (2018 EST.)	4,127	23,219	57,264
POPULATION: (2023 PROJ.)	4,652	26,497	65,764
INCOME 2018 (AVG. HH)	\$64,024	\$76,536	\$81,943