



Atanta
Land
Group



FOR SALE

Hwy 78 & McDaniels Bridge

Snellville, GA 30039

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PROPERTY OVERVIEW

- +/- 3.4 acres—2 parcels
- Gwinnett County
- Zoned C2: Commercial
- All utilities available to site
- 5,000 sq ft building
- 250+ parking spaces
- 855 ft of frontage on McDaniels Bridge Road
- Excellent Visibility on Hwy 78 & McDaniels Bridge
- Located at a signalized intersection
 - 75,900 ADT (17) East on Hwy 78
 - 20,100 ADT (15) North on McDaniels Bridge Rd

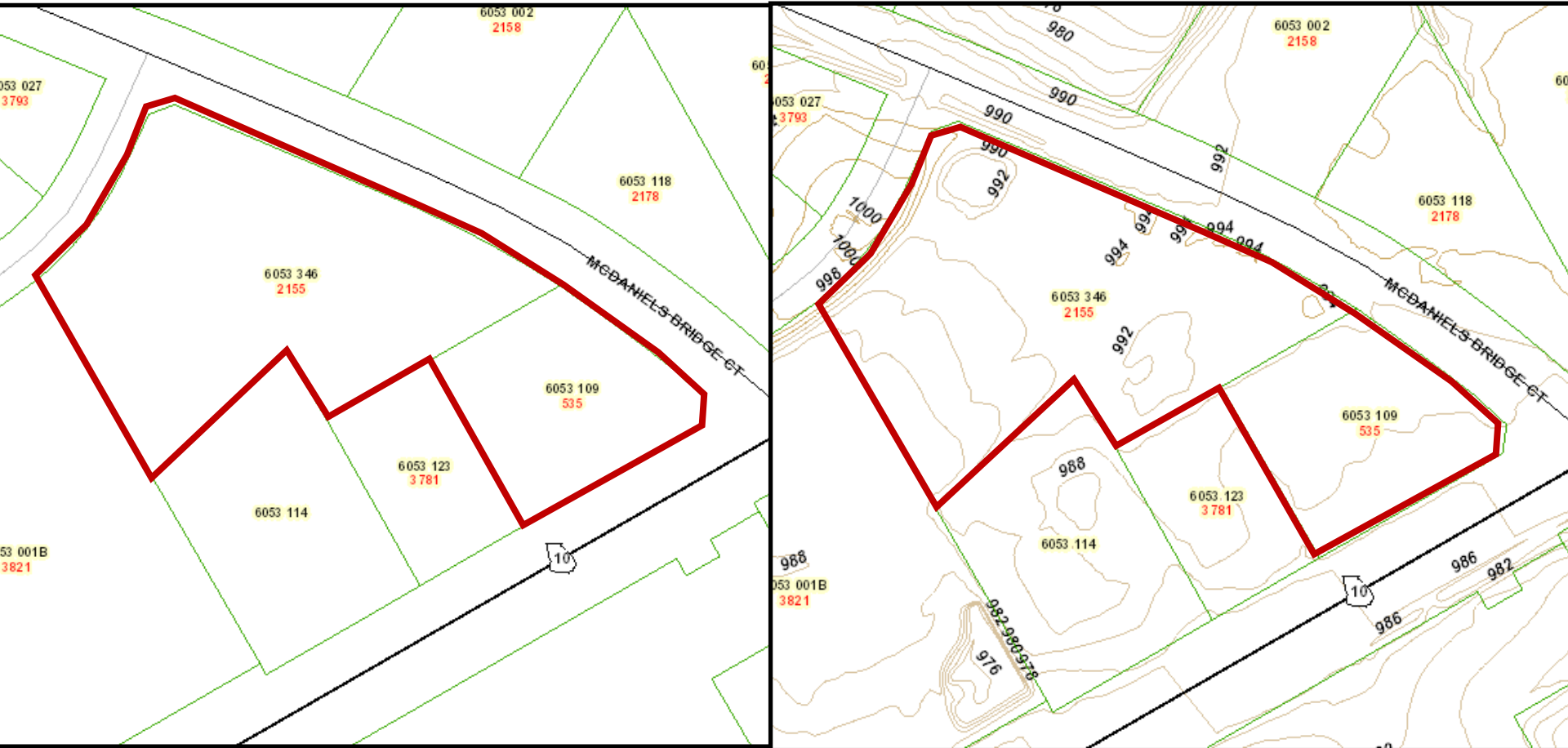
Asking Price — \$2,200,000



SUBMARKET AERIAL



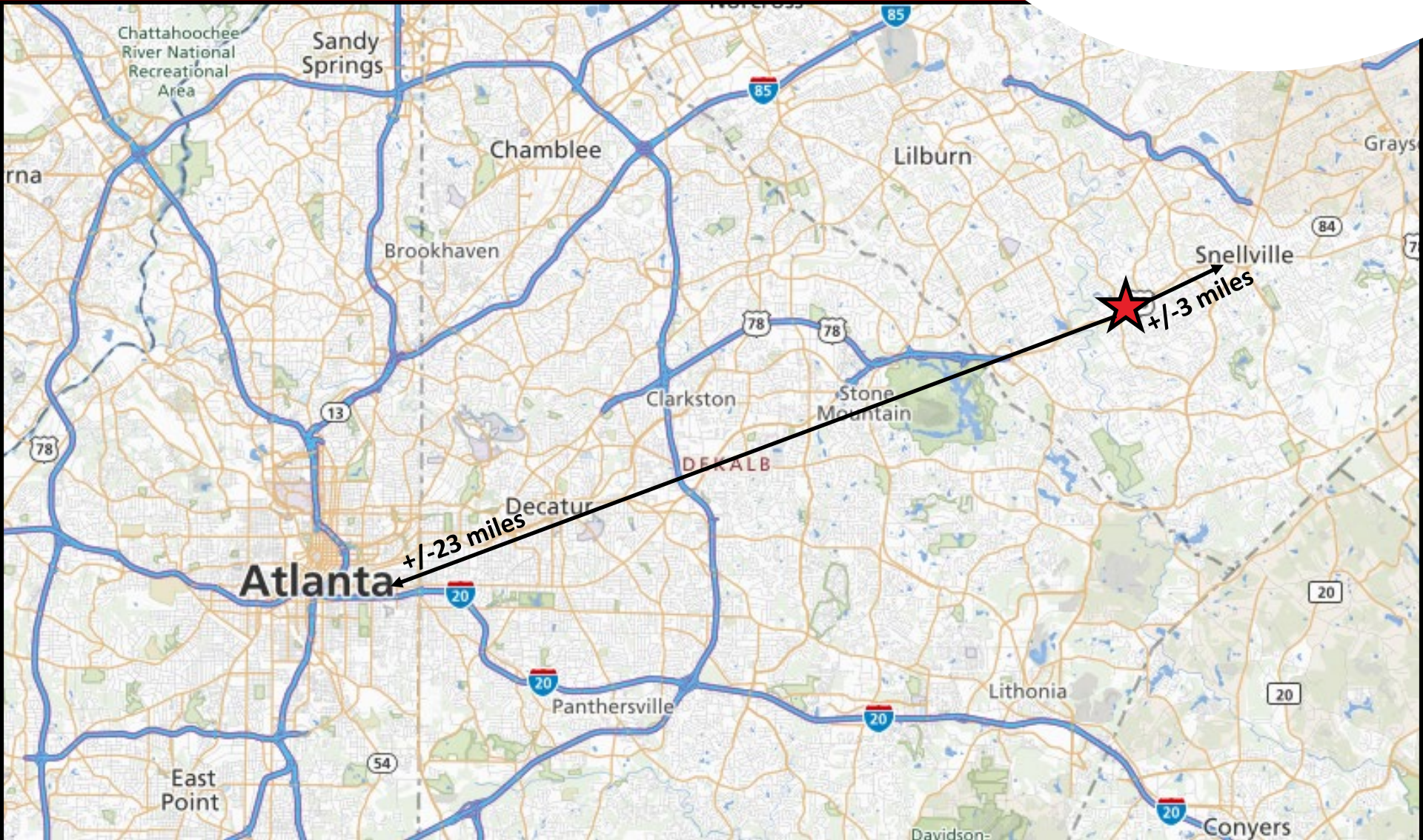
TAX PLAT & TOPOGRAPHY



ZONING



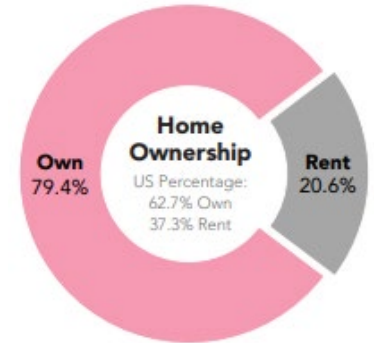
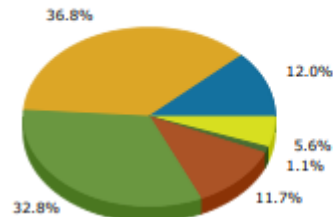
DISTANCE MAP



Demographics Esri 2021

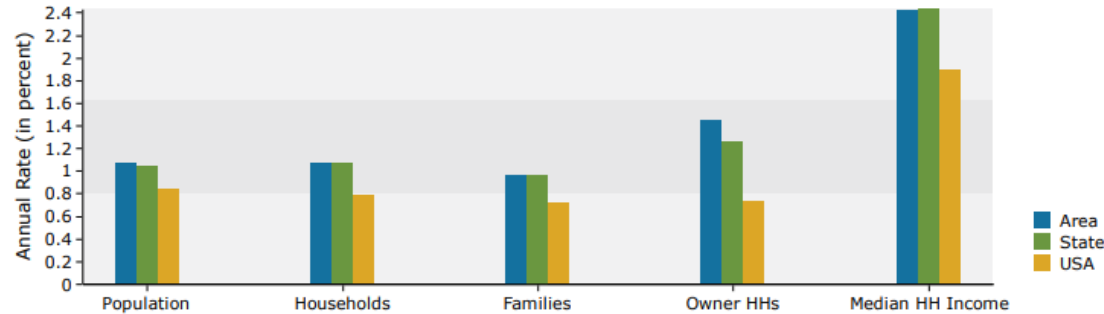
	Population	# of Households	Avg Household Income	Median Age
1 Mile	7,795	2,726	\$79,818	36
1-3 Miles	58,557	20,046	\$95,996	39
3-5 Miles	152,044	52,072	\$100,732	40

2021 Home Value



1 mile

Trends 2021-2026



2021-2026 Annual Growth Rate

