

**This property is marketed by**



**Gravel Springs Road & Mall of Georgia Blvd.**

**Gwinnett County**

## **PROPERTY SUMMARY**

**Description:** This property is located on Gravel Springs Road at the intersection of the Mall of Georgia Blvd. Original acreage was 32 acres; however, the back section of the property has been sold for a town home development. Two separate pads are remaining: one which contains 6.3 acres, and the other containing 4.6 acres. This is an excellent retail location at the Mall of Georgia where few lots remain for sale.

**Price:** \$550,000/acre

**Acreage:** Site #1: 6.3 acres  
Site #2: 4.6 acres

**Zoning:** A-1

**Topography:** Level

**Utilities:** All available

	<u><b>3 Mile Radius</b></u>	<u><b>5-Mile Radius</b></u>	<u><b>10-Mile Radius</b></u>
<b>2004 Population:</b>	26,570	88,651	314,358
<b>% change in population 00-2004:</b>	16.85%	15.49%	22.6%
<b>2004 Average Household Income:</b>	\$80,641	\$79,032	\$80,844

For more information contact:

**Greg Sport**

Trivest Real Estate, LLC

191 Peachtree Street, Suite 3300

Atlanta, GA 30303

Phone: 404-736-3711 • Fax: 404-736-3715 • E-mail: [gsport@trivestusa.com](mailto:gsport@trivestusa.com)