

FOR SALE



**4801 North Henry Boulevard
Stockbridge, GA 30281**



Exclusively Presented by: Schair and Associates, Inc.
5592 Cool Springs Road – Gainesville, GA 30506
Mr. Richard W. Schair # 770-533-9585 Cell # 404-314-6793

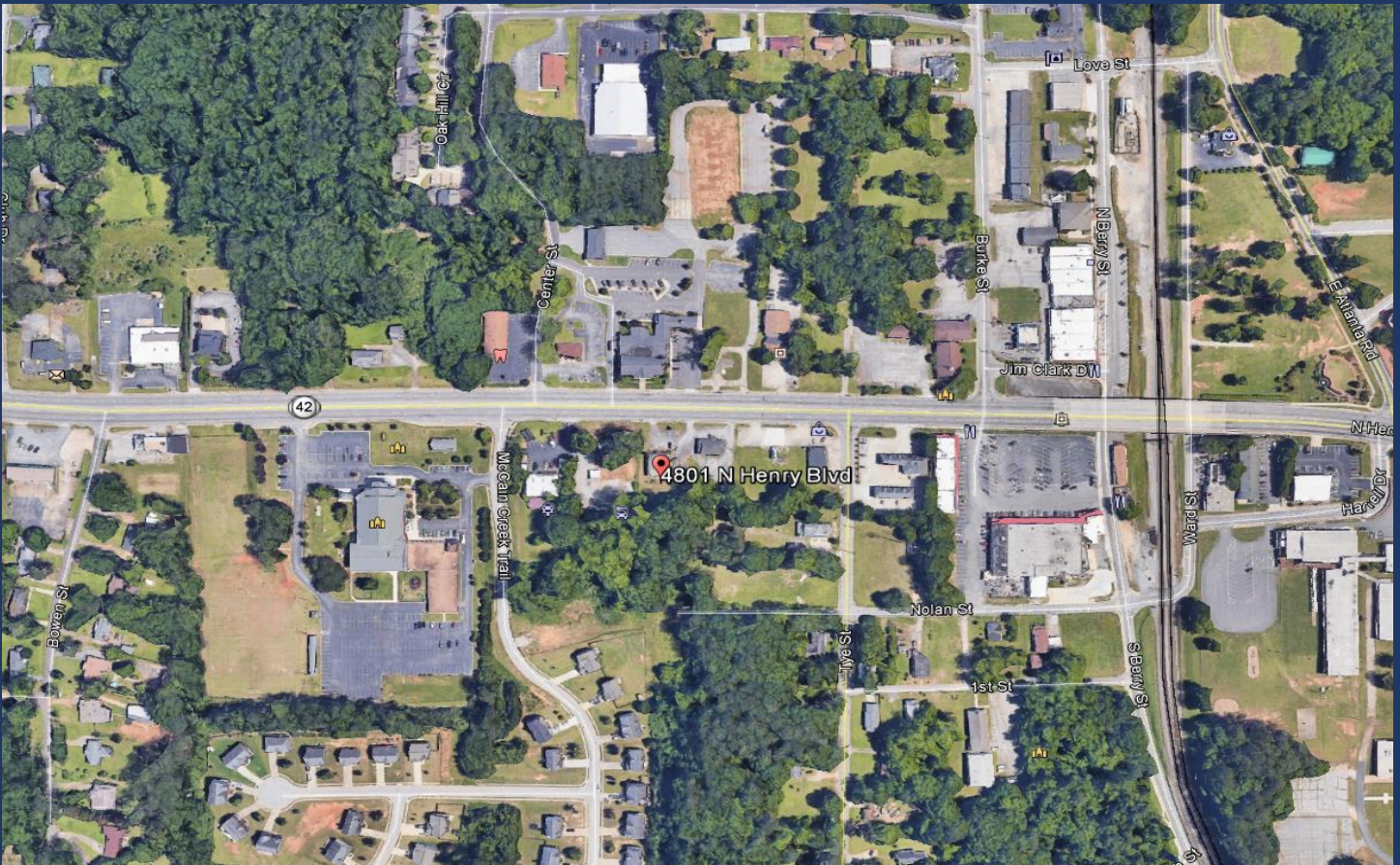
Located on North Henry Boulevard also known as **Highway 23** in **Stockbridge GA**, the Property has been occupied for many years as a jewelry store-most recently Castle Jewelry. Hwy 23 is a four-lane main thoroughfare running through downtown Stockbridge with a traffic county in front of the property being an impressive **31,800** vehicles per day.

- Year Built: 1996
- Lot: 21,585 SF
- Building: 2,158 SF
- Parking: 20 Spaces
- Price: \$650,000



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TRAFFIC COUNTS AERIAL VIEWS & LOCATON MAP



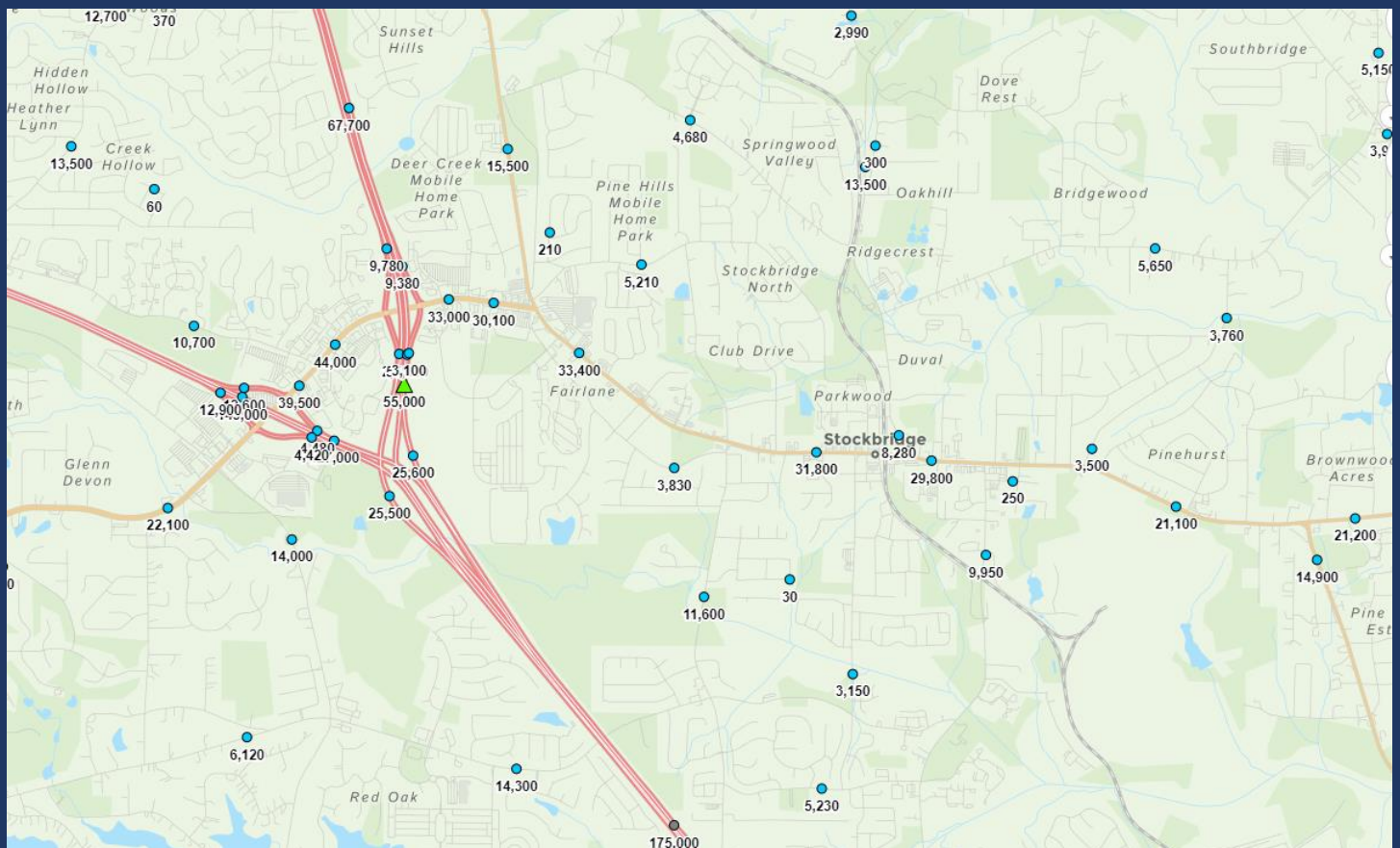
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DEMOGRAPHICS

4801 N. Henry Boulevard - Stockbridge, GA 30281

Radius			
Population:	1 Mile	3 Mile	5 Mile
Growth 2020-2025	8.93%	7.95%	7.83%
Growth 2010-2020	17.46%	10.11%	9.43%
Household:	1 Mile	3 Mile	5 Mile
2025 Projection	2,344	19,770	45,691
2020 Estimate	2,152	18,326	42,399
Growth 2020-2025	8.92%	7.88%	7.76%
Growth 2010-2020	17.08%	9.55%	9.04%
Household Income:	1 Mile	3 Mile	5 Mile
2020 Avg Household Income	\$56,879	72,515	81,987
2020 Med Household Income	\$51,166	\$56,249	\$65,364

TRAFFIC COUNTS



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