

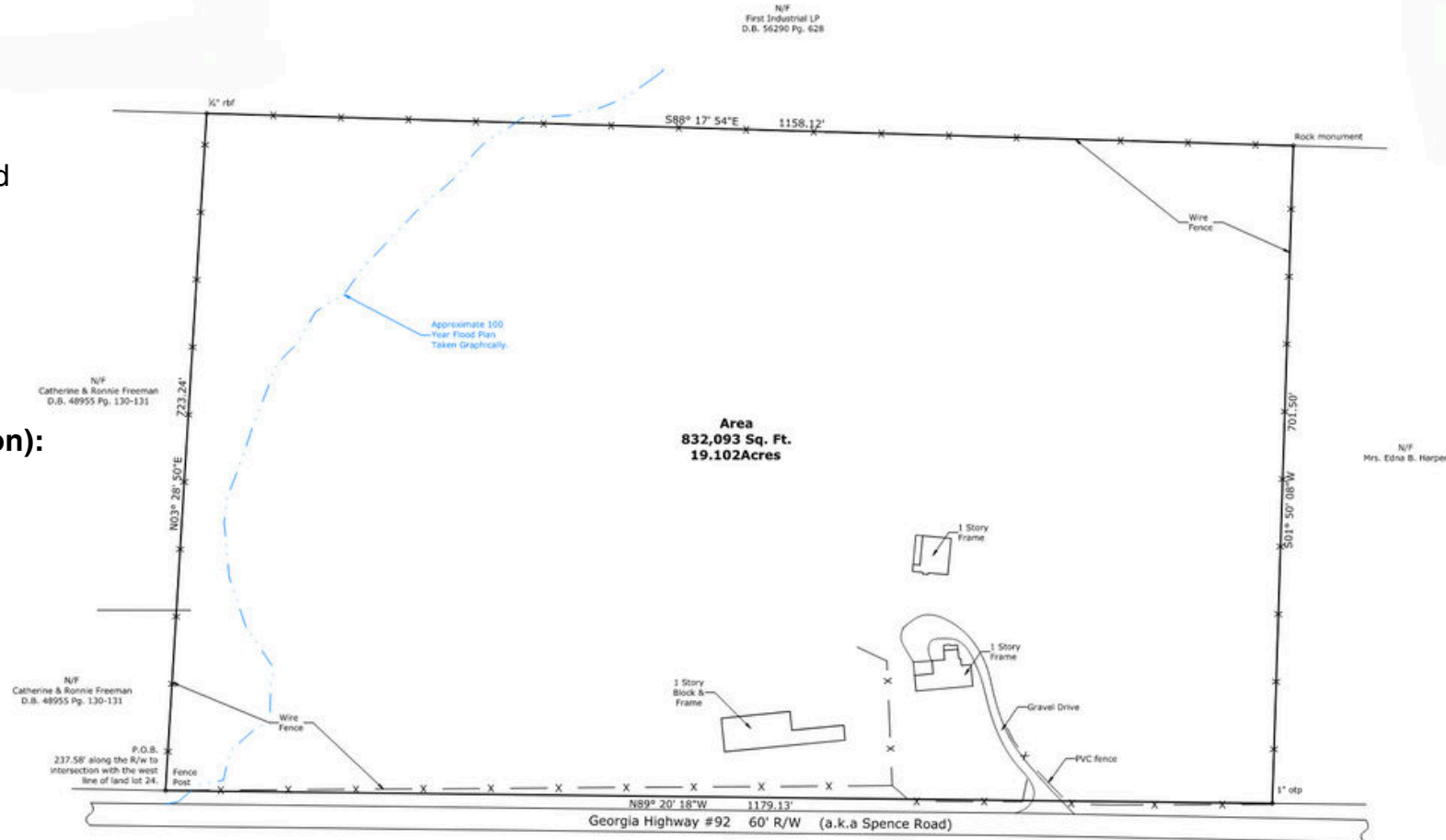
# FOR SALE

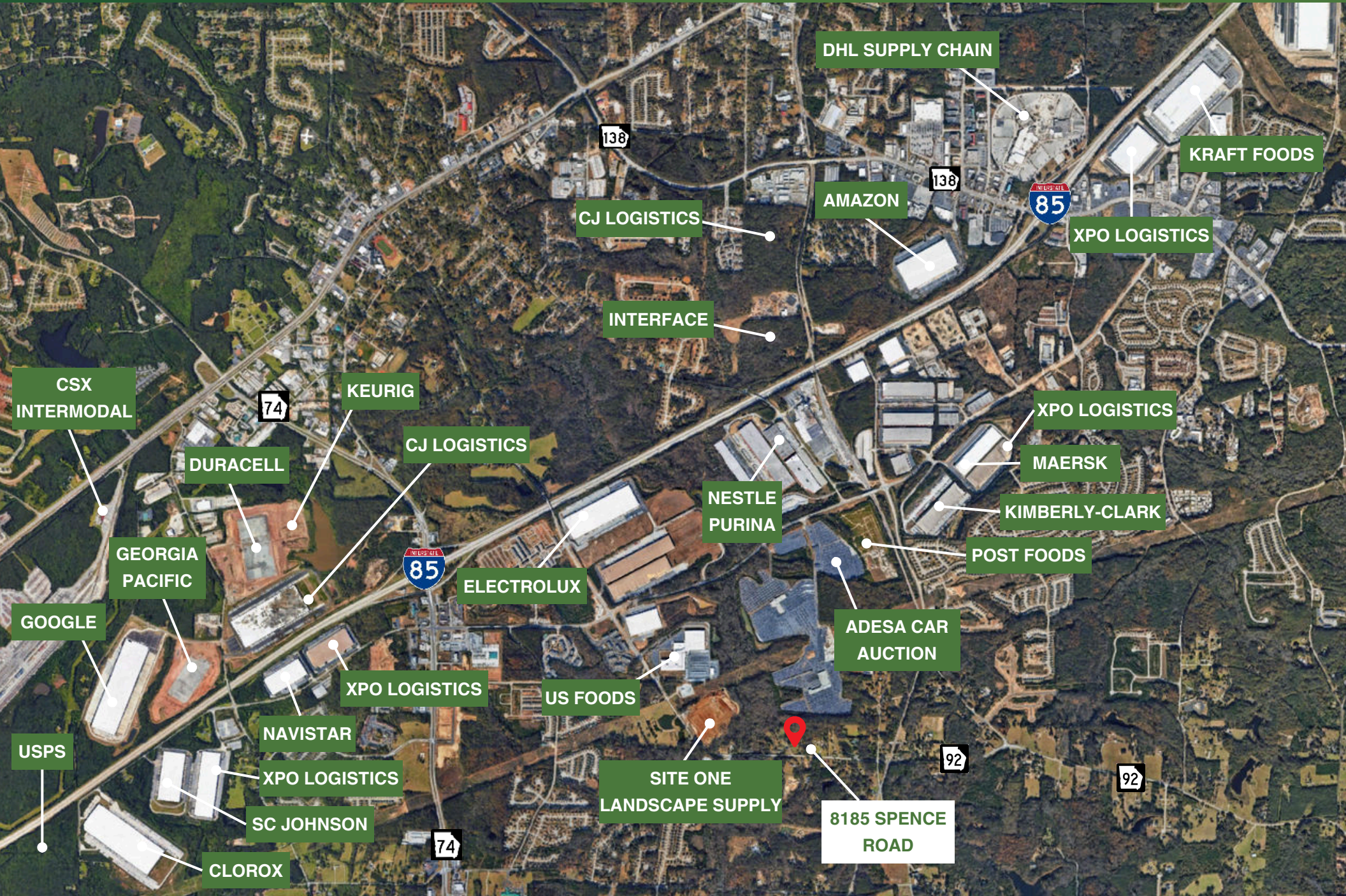


19.1 AC

## SITE DETAILS

- » **Address:** 8185 Spence Road
- » **City:** South Fulton
- » **County:** Fulton
- » **Parcel Size:** 19.1 Acres
- » **Zoning (City of South Fulton):**  
M-1 Light Industrial
- » **Proposed Use:** Industrial
- » **Sewer is Accessible**
- » **All other utilities to site**
- » **Market:** Atlanta MSA
- » **Price:** Please Inquire

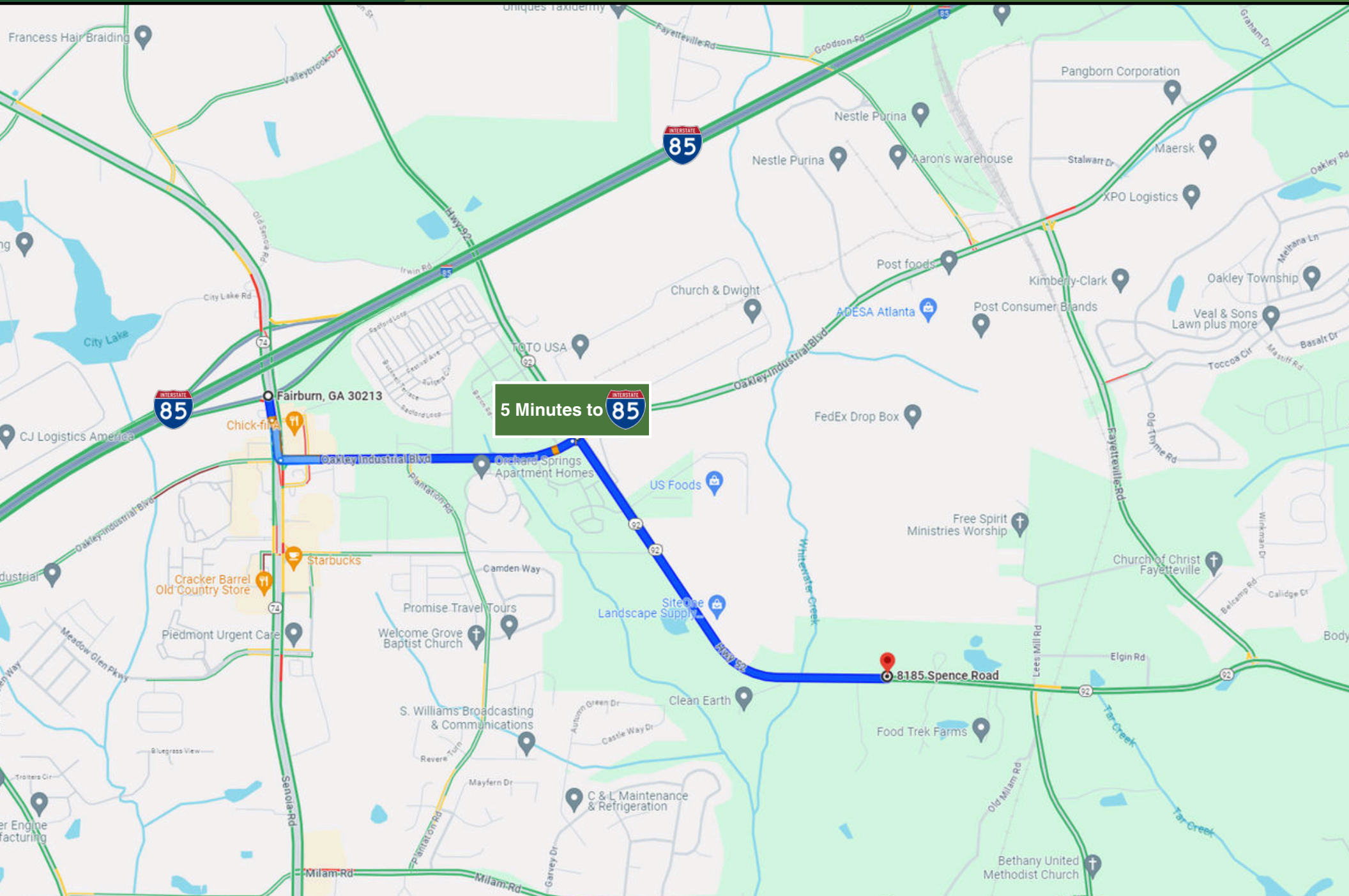






# AERIAL MAP

8185 SPENCE ROAD





36 Minute Drive

20 Minute Drive





	3 Mile	5 Mile	10 Mile
<b>Avg. Household Income</b>	\$61,566	\$71,205	\$80,207
<b>Median Household Income</b>	\$50,533	\$59,237	\$62,160
<b>Annual Growth 2023-2028</b>	0.7%	0.7%	0.5%
<b>2023 Households</b>	14,789	30,879	130,277
<b>2028 Household Projection</b>	15,298	31,914	133,753
<b>Median Age</b>	33.6	34.8	36.1
<b>2023 Population</b>	38,097	81,092	346,959
<b>2028 Population Projection</b>	39,274	83,541	355,732





**SOUTHTREE**  
COMMERCIAL | REAL ESTATE

# CONTACT US

8185 SPENCE ROAD

**WE LOOK FORWARD TO WORKING WITH YOU**

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