



+/- 84,000 SQ FT PRISTINE RETAIL BUILDING | HIGHWAY-515

3622 CAMP RD
JASPER, GA 30143

Jeff Hammond, MPA
Principal
O: 210.889.6819
jhammond@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	\$4,650,000
Building Size:	84,000 SF
Lot Size:	4.17 Acres
Price / SF:	\$55.36
Year Built:	2005
Zoning:	C-2
Market:	Atlanta-MSA
Submarket:	Atlanta
APN:	041-000-016-003

PROPERTY OVERVIEW

SVN Creviston Realty Inc. is pleased to present 3622 Camp Rd. Property is located in thriving area in the North Ga Mountains surrounded by national retailers. High visibility from Highway- 515. Well maintained 2 story retail building which also includes a basement level vault and 20 foot ceiling clearance.

PROPERTY HIGHLIGHTS

- 200 Parking Spaces
- High Traffic Count
- Metal Building
- Fenced Lot
- 680 FT Highway Frontage
- Building Signage

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos



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Additional Photos



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Additional Photos



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Parcel

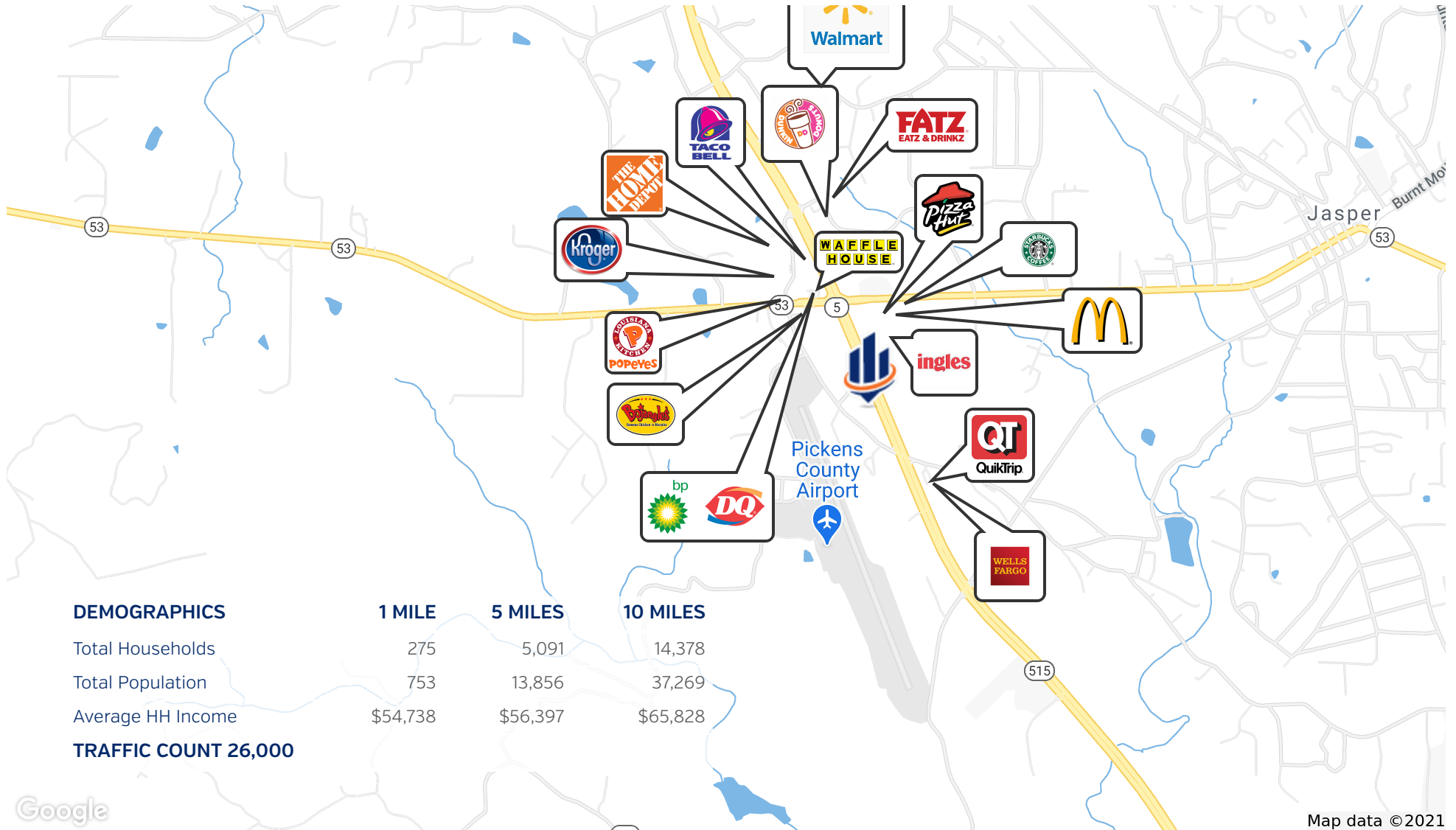


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Retailer Map



Google

Map data ©2021

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Location Maps

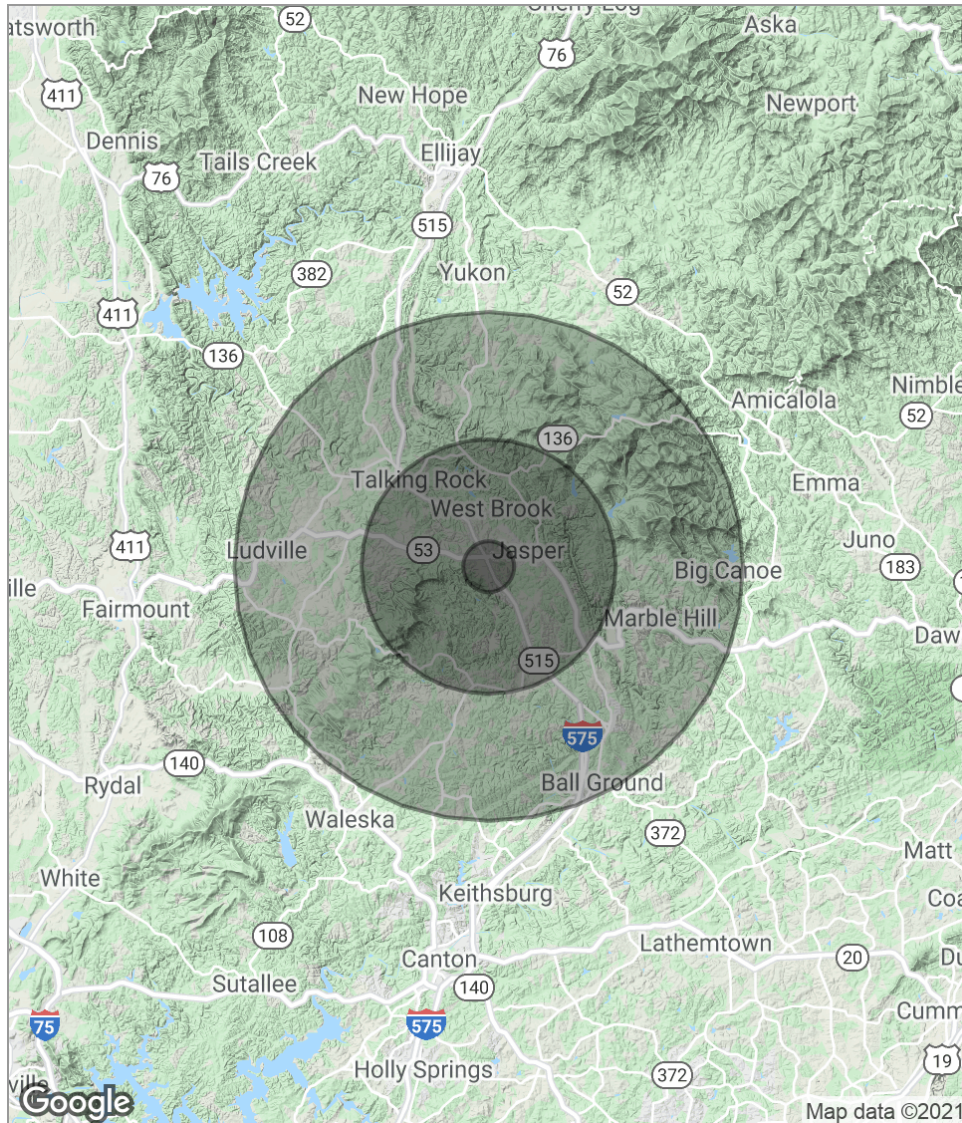


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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	753	13,856	37,269
Median age	38.3	37.8	40.4
Median age [Male]	35.5	35.9	39.6
Median age [Female]	41.9	40.3	41.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	275	5,091	14,378
# of persons per HH	2.7	2.7	2.6
Average HH income	\$54,738	\$56,397	\$65,828
Average house value		\$191,149	\$283,145

** Demographic data derived from 2010 US Census*

Advisor Bio 1



JEFF HAMMOND, MPA

Principal

jhammond@svn.com

Direct: 210.889.6819 | **Cell:** 210.889.6819

GA #373135

PROFESSIONAL BACKGROUND

Jeff Hammond has over 20 years' experience in the sale, investment, development and property management of commercial and residential real estate. He has a strong entrepreneurial drive and focuses on the bottom-line while being ever mindful of providing stellar service to clients.

Jeff gained his early business experience with UPS, the global leader in logistics, packaging & specialized transportation. Here he made significant contributions as a 'change agent' improving efficiencies, reducing costs & driving quality.

Jeff's commercial real estate sales and marketing expertise lie in his ability to build strong client relationships, ensure quality service and negotiate the best terms possible to close transactions. Jeff's colleagues recognize his entrepreneurial spirit and refer to him as 'The Bulldog' and 'Mr. Networker'. These unique skill sets have enabled him to become a top performer in marketing commercial real estate and a leader in the sale of office, retail and industrial space.

Jeff is an active member of numerous real estate associations, is a CCIM Candidate, and was elected as the 2013 President of the St. Charles Real Estate Association in St. Charles, MO. Member of the Million Dollar Brokers - ACBR and Top 100 Brokers for SVN. He has sold over \$41Million in commercial real estate in the since 2017.

EDUCATION

University of North Carolina Charlotte

SVN | Creviston Realty, Inc.
10882 Crabapple Rd. Suite 4
Roswell, GA 30075
770.992.5112

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