

FOR SALE

COMMERCIAL
LOTS

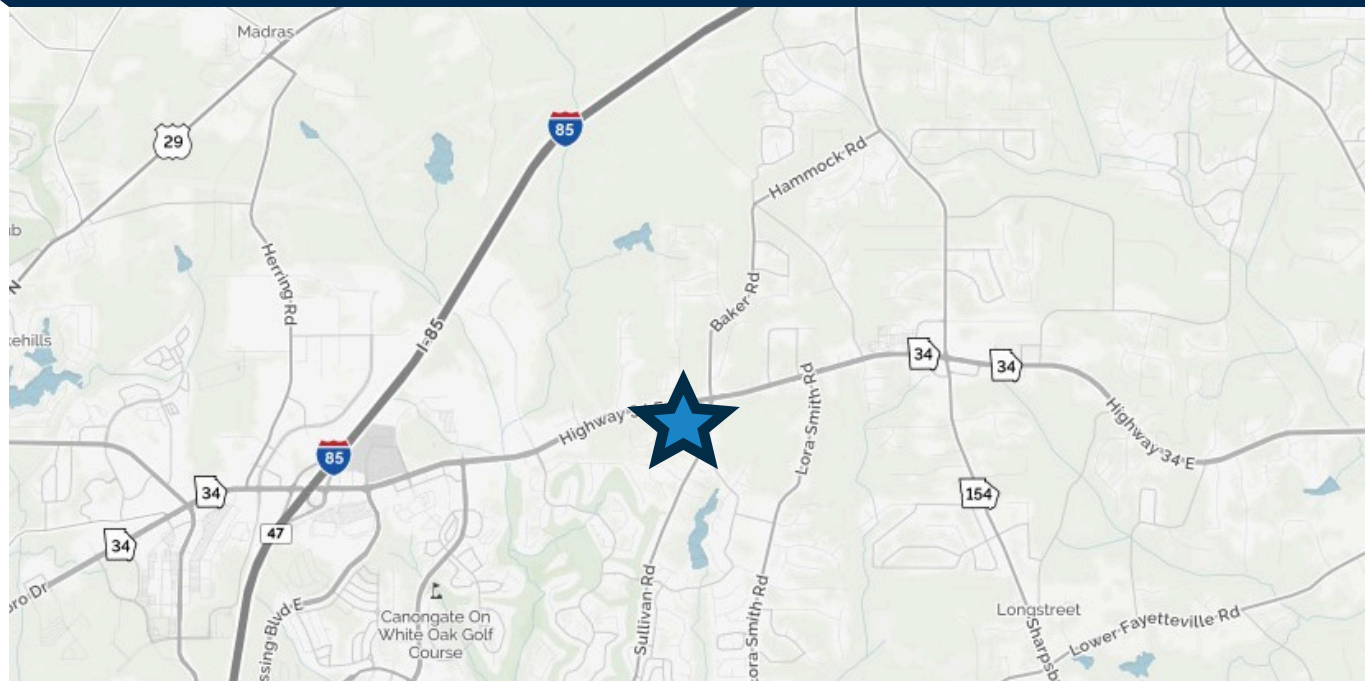
OAK HILL PROFESSIONAL PARK | NEWNAN, GA

AVAILABILITY:

- + Lots ranging from 1.7 - 5.5 acres
- + Zoned: C-6 and O&I

LOCATION:

- + GA-34 and Sullivan Road
- + Located close to major national tenants
- + Ideal for Office and Medical Users



Keith Guthrie

404.790.7271

kguthrie@skcr.com

OAK HILL PROFESSIONAL PARK

RETAIL MAP



OAK HILL BOULEVARD + SULLIVAN ROAD

FOR SALE

NEWNAN, GA 30265

KEITH GUTHRIE

770.771.5532

kguthrie@skcr.com



OAK HILL PROFESSIONAL PARK

PARCEL MAP



OAK HILL BOULEVARD + SULLIVAN ROAD

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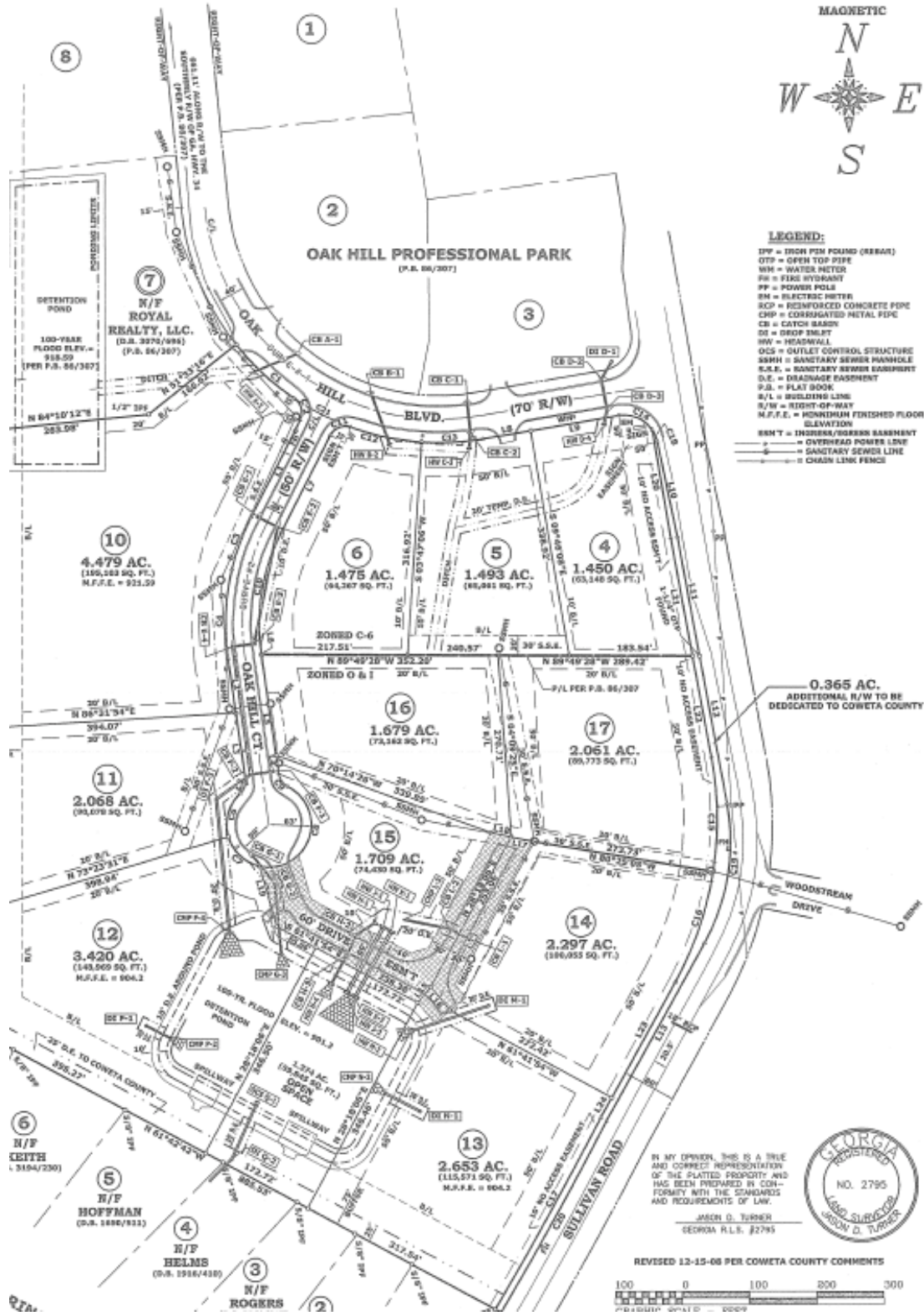
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SITE PLAN



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LOT PRICING AND ZONING

LOT	ACERAGE	PRICE/ACRE	ZONING
LOT 1	2.10 AC	\$500,000	C-6
LOT 1A	3.24 AC	\$375,000	RC (WILL REZONE)
LOT 4	1.45 AC	\$250,000	C-6
LOT 5	1.49 AC	\$250,000	C-6
LOT 6	1.47 AC	\$250,000	C-6
LOT 11	2.068 AC	\$150,000	O-I
LOT 12	3.420 AC	\$150,000	O-I
LOT 13	2.653 AC	\$175,000	O-I
LOT 14	2.297 AC	\$175,000	O-I
LOT 15	1.709 AC	\$150,000	O-I
LOT 16	1.679 AC	\$150,000	O-I
LOT 17	2.061 AC	\$175,000	O-I

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OAK HILL PROFESSIONAL PARK

DEMOGRAPHICS

RS1

39 Oak Hill Blvd Newnan, GA 30265		3 mi radius	5 mi radius	10 mi radius
POPULATION	2017 Estimated Population	27,664	65,766	168,219
	2022 Projected Population	29,680	70,300	179,924
	2010 Census Population	25,423	56,171	150,314
	2000 Census Population	15,212	35,715	112,885
	Projected Annual Growth 2017 to 2022	1.5%	1.4%	1.4%
	Historical Annual Growth 2000 to 2017	4.8%	4.9%	2.9%
	2017 Median Age	36.9	37	38.9
HOUSEHOLDS	2017 Estimated Households	10,216	23,382	60,628
	2022 Projected Households	10,968	25,077	64,987
	2010 Census Households	9,318	20,428	54,578
	2000 Census Households	5,363	12,503	39,737
	Projected Annual Growth 2017 to 2022	1.5%	1.4%	1.4%
	Historical Annual Growth 2000 to 2017	5.3%	5.1%	3.1%
RACE AND ETHNICITY	2017 Estimated White	72.8%	72.9%	72.7%
	2017 Estimated Black or African American	17.8%	18.2%	18.7%
	2017 Estimated Asian or Pacific Islander	4.0%	3.1%	3.3%
	2017 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
	2017 Estimated Other Races	5.1%	5.6%	5.1%
	2017 Estimated Hispanic	7.0%	7.7%	7.1%
INCOME	2017 Estimated Average Household Income	\$101,942	\$96,523	\$100,287
	2017 Estimated Median Household Income	\$80,361	\$75,078	\$78,327
	2017 Estimated Per Capita Income	\$37,701	\$34,752	\$36,376
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	2.2%	3.1%	3.2%
	2017 Estimated Some High School (Grade Level 9 to 11)	3.2%	5.1%	6.4%
	2017 Estimated High School Graduate	24.2%	27.9%	26.8%
	2017 Estimated Some College	23.4%	22.0%	20.8%
	2017 Estimated Associates Degree Only	9.3%	8.0%	7.0%
	2017 Estimated Bachelors Degree Only	24.6%	21.6%	23.1%
	2017 Estimated Graduate Degree	13.0%	12.3%	12.7%
BUSINESS	2017 Estimated Total Businesses	1,347	2,400	6,565
	2017 Estimated Total Employees	14,514	24,951	61,788
	2017 Estimated Employee Population per Business	10.8	10.4	9.4
	2017 Estimated Residential Population per Business	20.5	27.4	25.6

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