

AVAILABLE FOR SALE OR LEASE

COMMERCIAL 7 +/- ACRES MIXED USE PROJECT RIDGE RD AND FRIENDSHIP RD HALL COUNTY GA



2010	3MI	3MI	7MI
POPULATION	22,050	67,788	136,129
HOUSEHOLDS	7,255	22,807	45,807
AV. HH INCOME (2024)	\$142,258	\$136,084	\$135,306

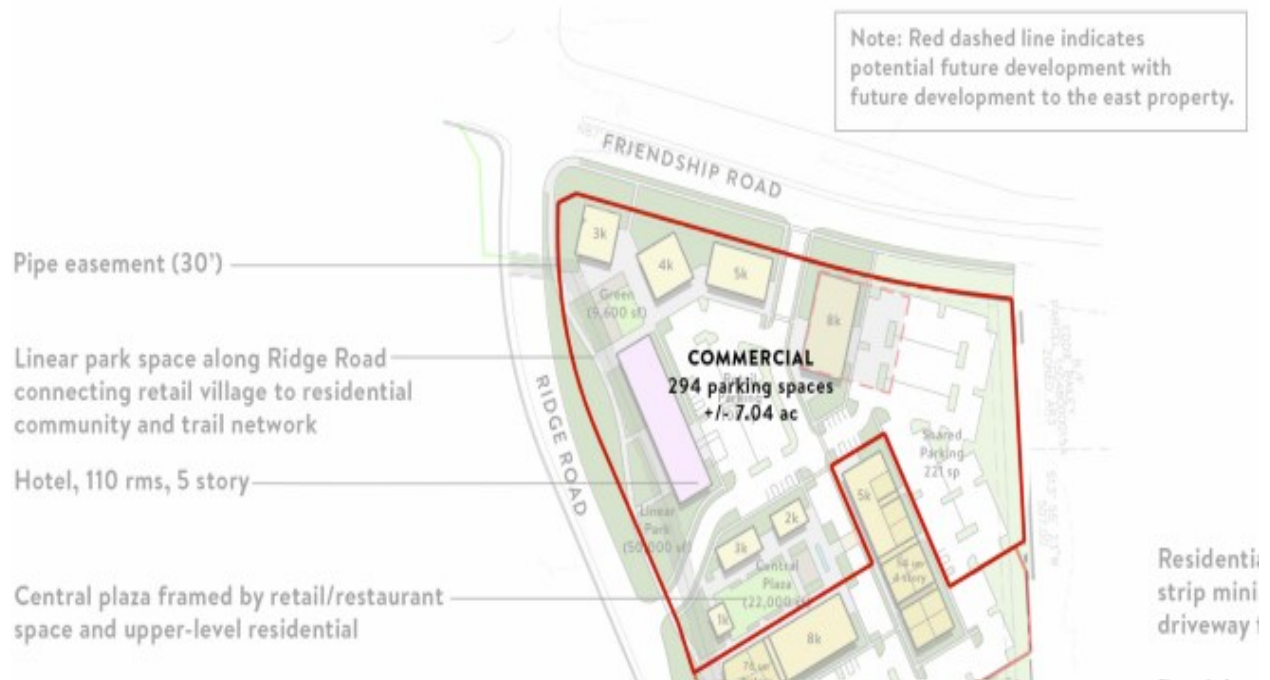
CONTACT
ED LEE
CAPITAL PROPERTIES GROUP,
L.L.C.
404-233-8450
ed@capitalpropertiesgroup.com



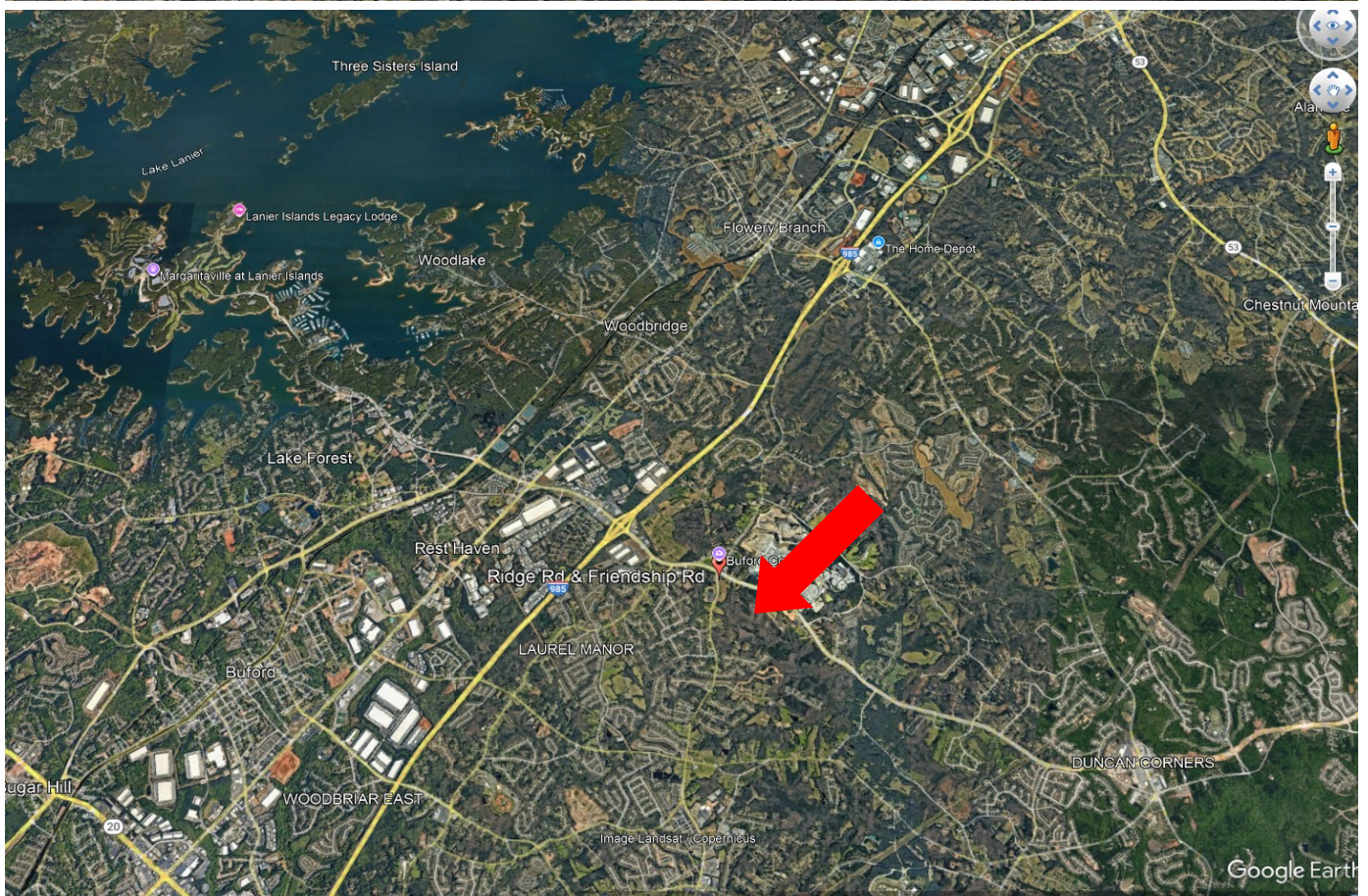
PROPERTY HIGHLIGHTS

- ZONED MIXED USE DEVELOPMENT
- RETAIL, RESTAURANT AND HOTEL SITES
- HIGH GROWTH CORRIDOR
- 251 APARTMENTS; 209 TOWN HOMES; 274
- SINGLE FAMILY RESIDENCES
- MAIN EXIT TO LAKE LANIER OFF 985
- CLOSE PROXIMITY TO PUBLIX AND OTHER RETAIL
- CONVENIENT ACCESS TO 985 AND LAKE LANIER

RIDGE RD MIXED USE COMMERCIAL

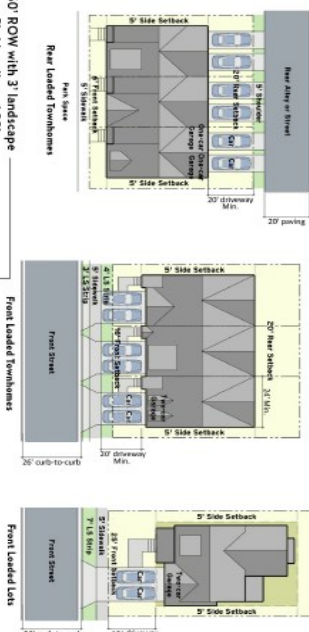






Lot Diagrams (Scale 1"=25')

Car size shown as typical 18' x 6'



Development Summary

Current Zoning
AR11 and S-S
Proposed Zoning
PCD and CCOD
Existing Site Acreage
74.38 ac

Land Uses
Comm./Retail/Rest.*
Hotel
Multi-family
Parking Total*
Parking Provided

Townhomes
Front-loaded
Rear-loaded (stacked)
Single-family Detached
Residential Density
Single-family Density

Open Space
Conservation Area
Passive Area
Active Area
Imperious Setback and Stream Buffer
Existing
Non-impacted

*NOTE: With future development on adjacent property, commercial/retail/restaurant may increase with additional parking. Comm./retail/restaurant not to exceed 65,000 sf.

Impervious setback area reduction for site > 50 acres - 50' undisturbed buffer not altered (typical)

Front-load and rear-load townhome products with 20' driveways (typical)
Stormwater management - detention ponds - #4, #5, #6, #7

NELSON

RIDGE ROAD
2P
15
HALT COUNTY, GEORGIA

26 FEBRUARY 2025





Executive Summary

Rings: 3, 5, 7 mile radii

4301 Friendship Rd, Buford, GA 30519, USA

Latitude: 34.1337

Longitude: -83.9351

	3 mile	5 mile	7 mile
Population			
2010 Population	22,050	67,788	136,129
2020 Population	30,267	89,481	174,122
2024 Population	34,420	100,390	196,595
2029 Population	36,226	106,054	213,066
2010-2020 Annual Rate	3.22%	2.82%	2.49%
2020-2024 Annual Rate	3.07%	2.74%	2.90%
2024-2029 Annual Rate	1.03%	1.10%	1.62%
2020 Male Population	49.0%	49.4%	49.0%
2020 Female Population	51.0%	50.6%	51.0%
2020 Median Age	38.8	39.1	38.3
2024 Male Population	49.7%	50.0%	49.8%
2024 Female Population	50.3%	50.0%	50.2%
2024 Median Age	39.5	39.3	38.5

In the identified area, the current year population is 196,595. In 2020, the Census count in the area was 174,122. The rate of change since 2020 was 2.90% annually. The five-year projection for the population in the area is 213,066 representing a change of 1.62% annually from 2024 to 2029. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 38.5, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	65.0%	60.9%	57.1%
2024 Black Alone	9.7%	12.9%	14.5%
2024 American Indian/Alaska Native Alone	0.6%	0.5%	0.5%
2024 Asian Alone	7.4%	8.8%	9.3%
2024 Pacific Islander Alone	0.1%	0.1%	0.0%
2024 Other Race	6.7%	6.7%	7.8%
2024 Two or More Races	10.6%	10.2%	10.7%
2024 Hispanic Origin (Any Race)	16.5%	16.0%	18.1%

Persons of Hispanic origin represent 18.1% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	141	134	129
2010 Households	7,255	22,807	45,807
2020 Households	9,804	29,612	58,149
2024 Households	11,263	33,653	66,294
2029 Households	12,011	36,041	72,847
2010-2020 Annual Rate	3.06%	2.65%	2.41%
2020-2024 Annual Rate	3.32%	3.06%	3.13%
2024-2029 Annual Rate	1.29%	1.38%	1.90%
2024 Average Household Size	3.05	2.94	2.94

The household count in this area has changed from 58,149 in 2020 to 66,294 in the current year, a change of 3.13% annually. The five-year projection of households is 72,847, a change of 1.90% annually from the current year total. Average household size is currently 2.94, compared to 2.96 in the year 2020. The number of families in the current year is 51,862 in the specified area.



Business Summary

Rings: 3, 5, 7 mile radii

4301 Friendship Rd, Buford, GA 30519, USA

Latitude: 34.1337

Longitude: -83.9351

Data for all businesses in area	3 mile				5 mile				7 mile			
Total Businesses:	1,004				3,241				5,645			
Total Employees:	10,614				34,400				64,228			
Total Population:	34,420				100,390				196,595			
Employee/Population Ratio (per 100 Residents)	31				34				33			
by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	4	0.4%	26	0.2%	9	0.3%	40	0.1%	14	0.3%	52	0.1%
Mining	1	0.1%	1	0.0%	2	0.1%	6	0.0%	2	0.0%	6	0.0%
Utilities	0	0.0%	0	0.0%	3	0.1%	43	0.1%	4	0.1%	50	0.1%
Construction	167	16.6%	1,528	14.4%	381	11.8%	2,672	7.8%	605	10.7%	3,771	5.9%
Building Construction	58	5.8%	231	2.2%	144	4.4%	660	1.9%	233	4.1%	1,094	1.7%
Heavy/Civil Eng Construction	10	1.0%	90	0.8%	14	0.4%	116	0.3%	26	0.5%	256	0.4%
Specialty Trade Contractor	100	10.0%	1,208	11.4%	223	6.9%	1,896	5.5%	346	6.1%	2,421	3.8%
Manufacturing	63	6.3%	1,494	14.1%	124	3.8%	2,577	7.5%	208	3.7%	5,156	8.0%
Wholesale Trade	57	5.7%	1,705	16.1%	126	3.9%	2,807	8.2%	183	3.2%	3,384	5.3%
Durable Goods	50	5.0%	1,651	15.6%	103	3.2%	2,667	7.8%	150	2.7%	3,160	4.9%
Nondurable Goods	3	0.3%	42	0.4%	17	0.5%	124	0.4%	24	0.4%	194	0.3%
Trade Broker	4	0.4%	12	0.1%	6	0.2%	17	0.1%	9	0.2%	29	0.1%
Retail Trade	116	11.6%	947	8.9%	429	13.2%	6,187	18.0%	827	14.7%	11,546	18.0%
Motor Vehicle & Parts Dealers	33	3.3%	176	1.7%	96	3.0%	1,185	3.4%	136	2.4%	1,695	2.6%
Furniture & Home Furnishings Stores	2	0.2%	7	0.1%	14	0.4%	129	0.4%	49	0.9%	429	0.7%
Electronics & Appliance Stores	6	0.6%	16	0.1%	13	0.4%	65	0.2%	27	0.5%	209	0.3%
Building Material & Garden Equipment & Supplies Dealers	18	1.8%	145	1.4%	52	1.6%	994	2.9%	80	1.4%	1,333	2.1%
Food & Beverage Stores	11	1.1%	373	3.5%	40	1.2%	1,321	3.8%	73	1.3%	2,115	3.3%
Health & Personal Care Stores	3	0.3%	18	0.2%	39	1.2%	238	0.7%	89	1.6%	565	0.9%
Gasoline Stations & Fuel Dealers	7	0.7%	27	0.3%	21	0.7%	93	0.3%	36	0.6%	151	0.2%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	7	0.7%	18	0.2%	37	1.1%	278	0.8%	132	2.3%	1,356	2.1%
Sporting Goods, Hobby, Book, & Music Stores	19	1.9%	84	0.8%	73	2.3%	456	1.3%	122	2.2%	992	1.5%
General Merchandise Stores	10	1.0%	82	0.8%	43	1.3%	1,429	4.2%	81	1.4%	2,700	4.2%
Transportation & Warehousing	22	2.2%	180	1.7%	62	1.9%	541	1.6%	106	1.9%	815	1.3%
Truck Transportation	11	1.1%	135	1.3%	27	0.8%	222	0.7%	43	0.8%	330	0.5%
Information	12	1.2%	86	0.8%	47	1.4%	337	1.0%	82	1.4%	583	0.9%
Finance & Insurance	36	3.6%	211	2.0%	135	4.2%	855	2.5%	212	3.8%	1,213	1.9%
Central Bank/Credit Intermediation & Related Activities	11	1.1%	129	1.2%	50	1.5%	378	1.1%	73	1.3%	509	0.8%
Securities & Commodity Contracts	7	0.7%	25	0.2%	25	0.8%	98	0.3%	40	0.7%	139	0.2%
Funds, Trusts & Other Financial Vehicles	18	1.8%	56	0.5%	60	1.9%	379	1.1%	99	1.8%	565	0.9%
Real Estate, Rental & Leasing	42	4.2%	193	1.8%	155	4.8%	838	2.4%	271	4.8%	1,565	2.4%
Professional, Scientific & Tech Services	81	8.1%	585	5.5%	282	8.7%	1,520	4.4%	493	8.7%	2,613	4.1%
Legal Services	8	0.8%	36	0.3%	35	1.1%	121	0.3%	59	1.1%	188	0.3%
Management of Companies & Enterprises	1	0.1%	6	0.1%	3	0.1%	16	0.1%	6	0.1%	36	0.1%
Administrative, Support & Waste Management Services	66	6.6%	531	5.0%	174	5.4%	1,367	4.0%	303	5.4%	2,139	3.3%
Educational Services	29	2.9%	743	7.0%	89	2.8%	2,718	7.9%	145	2.6%	4,692	7.3%

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

May 01, 2025



Business Summary

Rings: 3, 5, 7 mile radii

4301 Friendship Rd, Buford, GA 30519, USA

Latitude: 34.1337

Longitude: -83.9351

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Health Care & Social Assistance	66	6.6%	758	7.1%	307	9.5%	3,836	11.2%	525	9.3%	11,385	17.7%
Ambulatory Health Care	50	5.0%	521	4.9%	236	7.3%	1,943	5.7%	408	7.2%	3,479	5.4%
Hospital	0	0.0%	0	0.0%	9	0.3%	724	2.1%	16	0.3%	6,313	9.8%
Nursing/Residential Care	0	0.0%	0	0.0%	15	0.5%	426	1.2%	19	0.3%	442	0.7%
Social Assistance	16	1.6%	237	2.2%	47	1.4%	742	2.2%	82	1.4%	1,150	1.8%
Arts, Entertainment & Recreation	27	2.7%	162	1.5%	83	2.6%	685	2.0%	132	2.3%	1,081	1.7%
Accommodation & Food Services	49	4.9%	899	8.5%	245	7.6%	4,409	12.8%	468	8.3%	8,900	13.9%
Accommodation	5	0.5%	225	2.1%	18	0.6%	785	2.3%	35	0.6%	1,276	2.0%
Food Services & Drinking Places	45	4.5%	675	6.4%	227	7.0%	3,624	10.5%	434	7.7%	7,624	11.9%
Other Services (except Public Administration)	115	11.4%	466	4.4%	426	13.1%	2,004	5.8%	783	13.9%	4,056	6.3%
Repair & Maintenance	29	2.9%	191	1.8%	93	2.9%	717	2.1%	173	3.1%	1,371	2.1%
Automotive Repair & Maintenance	20	2.0%	70	0.7%	64	2.0%	509	1.5%	116	2.0%	1,036	1.6%
Personal & Laundry Service	43	4.3%	127	1.2%	194	6.0%	769	2.2%	350	6.2%	1,375	2.1%
Civic and Other Orgs	43	4.3%	148	1.4%	139	4.3%	518	1.5%	259	4.6%	1,309	2.0%
Public Administration	4	0.4%	79	0.7%	28	0.9%	910	2.6%	41	0.7%	1,127	1.8%
Unclassified Establishments	46	4.6%	14	0.1%	130	4.0%	32	0.1%	236	4.2%	60	0.1%
Total	1,004	100.0%	10,614	100.0%	3,241	100.0%	34,400	100.0%	5,645	100.0%	64,228	100.0%

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

May 01, 2025



Business Summary

Rings: 3, 5, 7 mile radii

4301 Friendship Rd, Buford, GA 30519, USA

Latitude: 34.1337

Longitude: -83.9351

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	34	3.4%	190	1.8%	92	2.8%	695	2.0%	154	2.7%	1,081	1.7%
Construction	161	16.0%	1,012	9.5%	365	11.3%	2,084	6.1%	578	10.2%	3,155	4.9%
Manufacturing	60	6.0%	1,476	13.9%	111	3.4%	2,465	7.2%	177	3.1%	4,409	6.9%
Transportation	34	3.4%	360	3.4%	101	3.1%	874	2.5%	172	3.0%	1,295	2.0%
Communication	4	0.4%	17	0.2%	22	0.7%	94	0.3%	38	0.7%	161	0.3%
Utility	2	0.2%	12	0.1%	9	0.3%	101	0.3%	17	0.3%	194	0.3%
Wholesale Trade	60	6.0%	1,713	16.1%	129	4.0%	2,815	8.2%	186	3.3%	3,392	5.3%
Retail Trade Summary	165	16.4%	1,652	15.6%	671	20.7%	9,933	28.9%	1,293	22.9%	19,921	31.0%
Home Improvement	17	1.7%	142	1.3%	51	1.6%	991	2.9%	79	1.4%	1,330	2.1%
General Merchandise Stores	5	0.5%	30	0.3%	23	0.7%	1,312	3.8%	46	0.8%	2,496	3.9%
Food Stores	15	1.5%	383	3.6%	55	1.7%	1,440	4.2%	111	2.0%	2,938	4.6%
Auto Dealers & Gas Stations	40	4.0%	202	1.9%	116	3.6%	1,269	3.7%	170	3.0%	1,828	2.9%
Apparel & Accessory Stores	7	0.7%	18	0.2%	32	1.0%	235	0.7%	112	2.0%	1,203	1.9%
Furniture & Home Furnishings	9	0.9%	36	0.3%	33	1.0%	263	0.8%	86	1.5%	839	1.3%
Eating & Drinking Places	42	4.2%	664	6.3%	218	6.7%	3,525	10.3%	410	7.3%	7,303	11.4%
Miscellaneous Retail	29	2.9%	177	1.7%	143	4.4%	899	2.6%	278	4.9%	1,982	3.1%
Finance, Insurance, Real Estate Summary	76	7.6%	403	3.8%	265	8.2%	1,622	4.7%	427	7.6%	2,569	4.0%
Banks, Savings & Lending Institutions	11	1.1%	129	1.2%	49	1.5%	376	1.1%	71	1.3%	504	0.8%
Securities Brokers	6	0.6%	23	0.2%	23	0.7%	91	0.3%	37	0.7%	131	0.2%
Insurance Carriers & Agents	18	1.8%	56	0.5%	60	1.9%	379	1.1%	99	1.8%	565	0.9%
Real Estate, Holding, Other Investment Offices	41	4.1%	195	1.8%	133	4.1%	776	2.3%	220	3.9%	1,370	2.1%
Services Summary	358	35.7%	3,686	34.7%	1,317	40.6%	12,776	37.1%	2,327	41.2%	26,864	41.8%
Hotels & Lodging	5	0.5%	225	2.1%	18	0.6%	785	2.3%	35	0.6%	1,276	2.0%
Automotive Services	24	2.4%	84	0.8%	86	2.6%	585	1.7%	153	2.7%	1,195	1.9%
Movies & Amusements	26	2.6%	163	1.5%	86	2.6%	661	1.9%	143	2.5%	1,113	1.7%
Health Services	47	4.7%	491	4.6%	246	7.6%	2,775	8.1%	424	7.5%	9,905	15.4%
Legal Services	8	0.8%	36	0.3%	34	1.1%	120	0.3%	56	1.0%	185	0.3%
Education Institutions & Libraries	23	2.3%	727	6.8%	67	2.1%	2,662	7.7%	106	1.9%	4,581	7.1%
Other Services	224	22.3%	1,961	18.5%	781	24.1%	5,187	15.1%	1,410	25.0%	8,611	13.4%
Government	4	0.4%	79	0.7%	28	0.9%	910	2.6%	41	0.7%	1,127	1.8%
Unclassified Establishments	46	4.6%	14	0.7%	130	4.0%	32	2.6%	236	4.2%	60	1.8%
Totals	1,004	100.0%	10,614	100.0%	3,241	100.0%	34,400	100.0%	5,645	100.0%	64,228	100.0%

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

May 01, 2025



Executive Summary

Rings: 3, 5, 7 mile radii

4301 Friendship Rd, Buford, GA 30519, USA

Latitude: 34.1337

Longitude: -83.9351

	3 mile	5 mile	7 mile
Mortgage Income			
2024 Percent of Income for Mortgage	22.6%	25.4%	25.3%
Median Household Income			
2024 Median Household Income	\$113,334	\$104,497	\$103,786
2029 Median Household Income	\$137,310	\$121,089	\$118,589
2024-2029 Annual Rate	3.91%	2.99%	2.70%
Average Household Income			
2024 Average Household Income	\$142,258	\$136,084	\$135,306
2029 Average Household Income	\$166,006	\$157,834	\$156,504
2024-2029 Annual Rate	3.14%	3.01%	2.95%
Per Capita Income			
2024 Per Capita Income	\$46,667	\$45,653	\$45,529
2029 Per Capita Income	\$55,172	\$53,704	\$53,389
2024-2029 Annual Rate	3.41%	3.30%	3.24%
GINI Index			
2024 Gini Index	34.9	35.6	35.6

Households by Income

Current median household income is \$103,786 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$118,589 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$135,306 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$156,504 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$45,529 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$53,389 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	109	97	97
2010 Total Housing Units	7,827	24,995	50,061
2010 Owner Occupied Housing Units	6,333	18,416	36,429
2010 Renter Occupied Housing Units	922	4,392	9,378
2010 Vacant Housing Units	572	2,188	4,254
2020 Total Housing Units	10,270	31,267	61,066
2020 Owner Occupied Housing Units	8,447	23,467	44,836
2020 Renter Occupied Housing Units	1,357	6,145	13,313
2020 Vacant Housing Units	457	1,702	2,931
2024 Total Housing Units	11,891	35,846	70,414
2024 Owner Occupied Housing Units	9,929	26,715	50,611
2024 Renter Occupied Housing Units	1,334	6,938	15,683
2024 Vacant Housing Units	628	2,193	4,120
2029 Total Housing Units	12,691	38,301	77,050
2029 Owner Occupied Housing Units	10,625	28,657	54,743
2029 Renter Occupied Housing Units	1,387	7,384	18,104
2029 Vacant Housing Units	680	2,260	4,203
Socioeconomic Status Index			
2024 Socioeconomic Status Index	50.8	52.2	52.8

Currently, 71.9% of the 70,414 housing units in the area are owner occupied; 22.3%, renter occupied; and 5.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 61,066 housing units in the area and 4.8% vacant housing units. The annual rate of change in housing units since 2020 is 3.41%. Median home value in the area is \$420,138, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.90% annually to \$461,690.