

Ellenwood Development

3109 Anvil Block Road
Ellenwood, GA 30294

RIVERWOOD
PROPERTIES, LLC



**New Development
Up to 5,000 SF
Retail Space for
Lease**

Leasing Contacts

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Property Highlights

- This new development located on Anvil Block Rd will be located next to nationally recognized tenants.
- Up to 5,000 SF of retail space available for lease.
- Offers great visibility
- Over 67,000 VPD
- Site accessible via Anvil Block Rd

Ellenwood Development

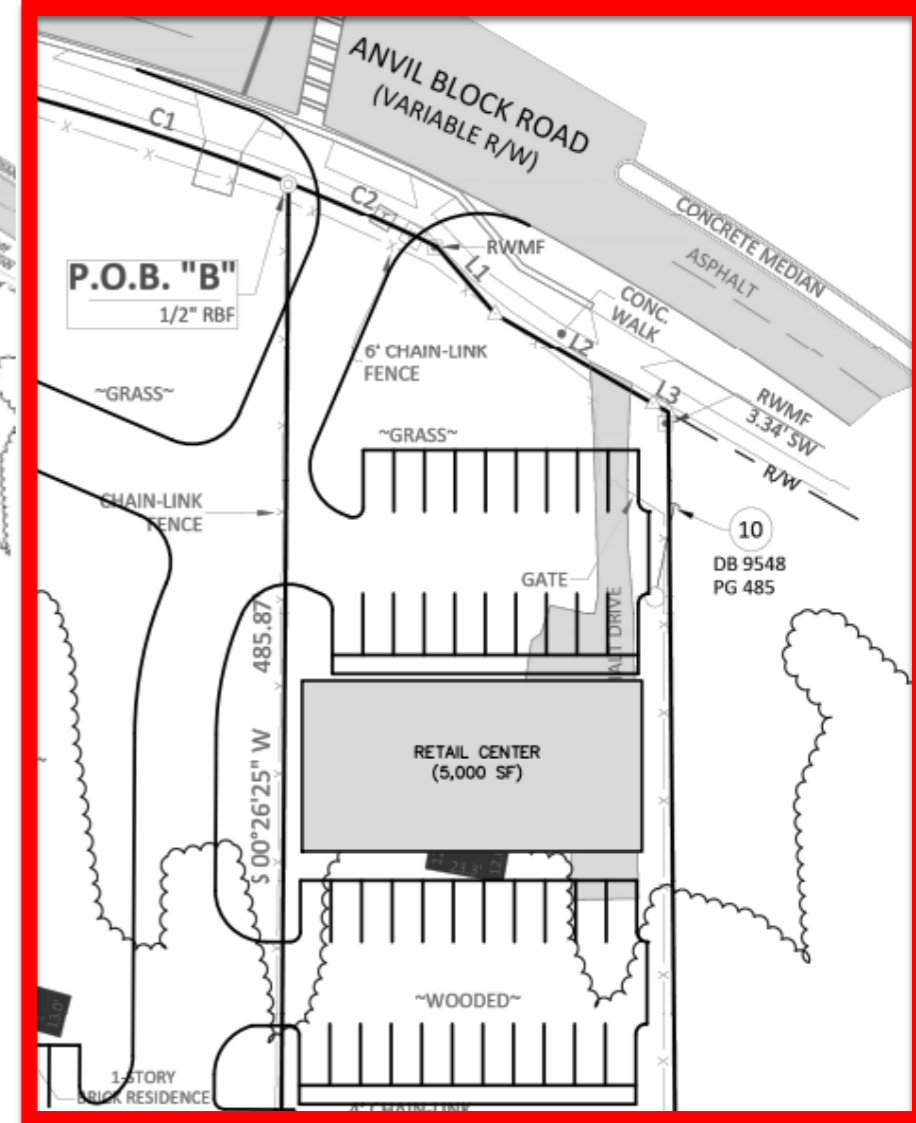
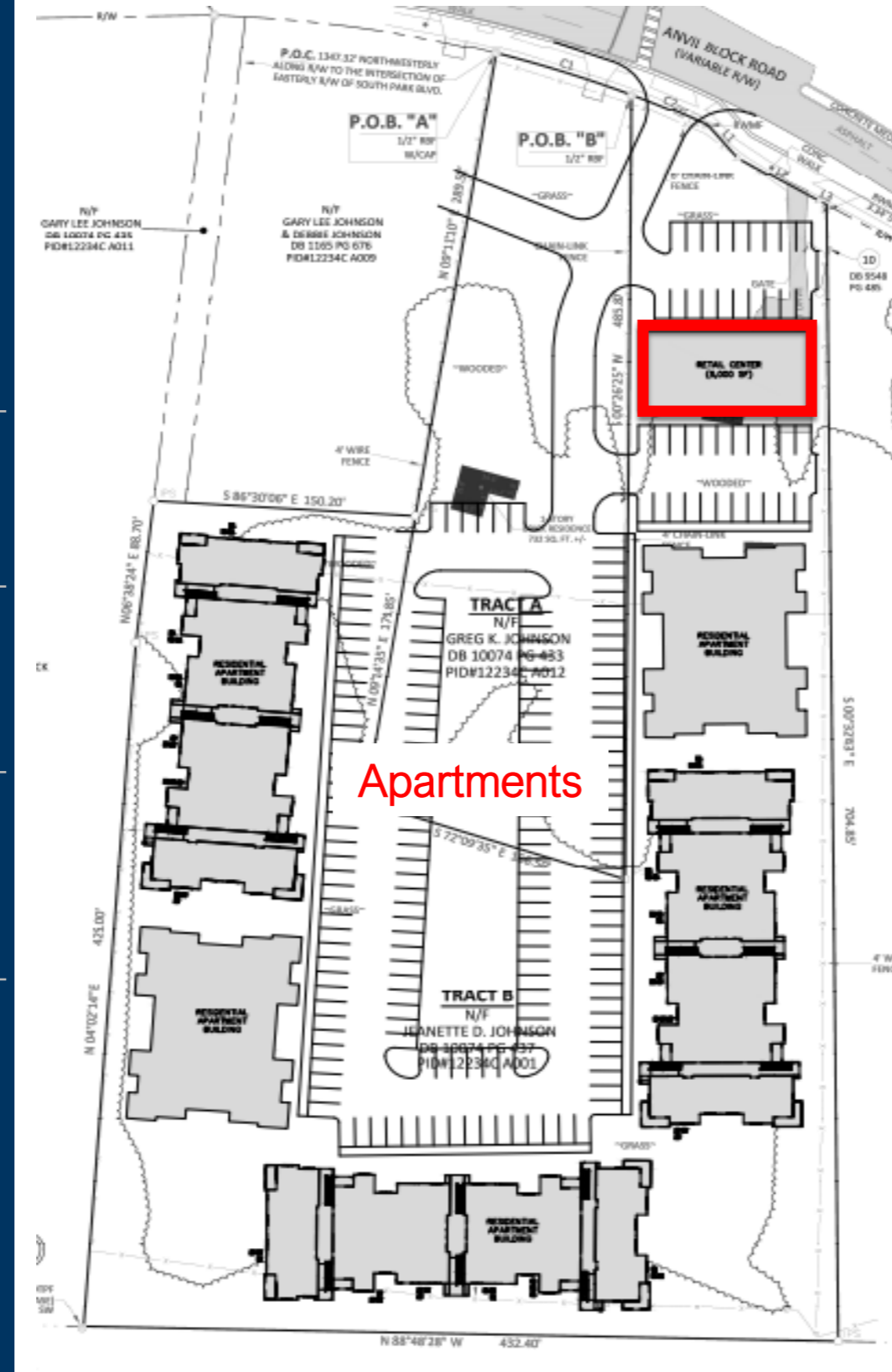
Retail Spaces Available

Up to 5,000
Can be
Subdivided

GLA: 5,000 SF

Availability:

5,000 SF



Site Plan

Trade Area Overview

AREA DEMOGRAPHICS



2023
Population

1 MILE	2,551
3 MILE	39,638
5 MILE	142,571



2023 Daytime
Population

1 MILE	1,840
3 MILE	12,462
5 MILE	39,315



Household 2023

1 MILE	890
3 MILE	13,754
5 MILE	49,773



Household
Income

1 MILE	\$81,538
3 MILE	\$99,591
5 MILE	\$89,026



ELLENWOOD DEVELOPMENT

Trade Area Overview