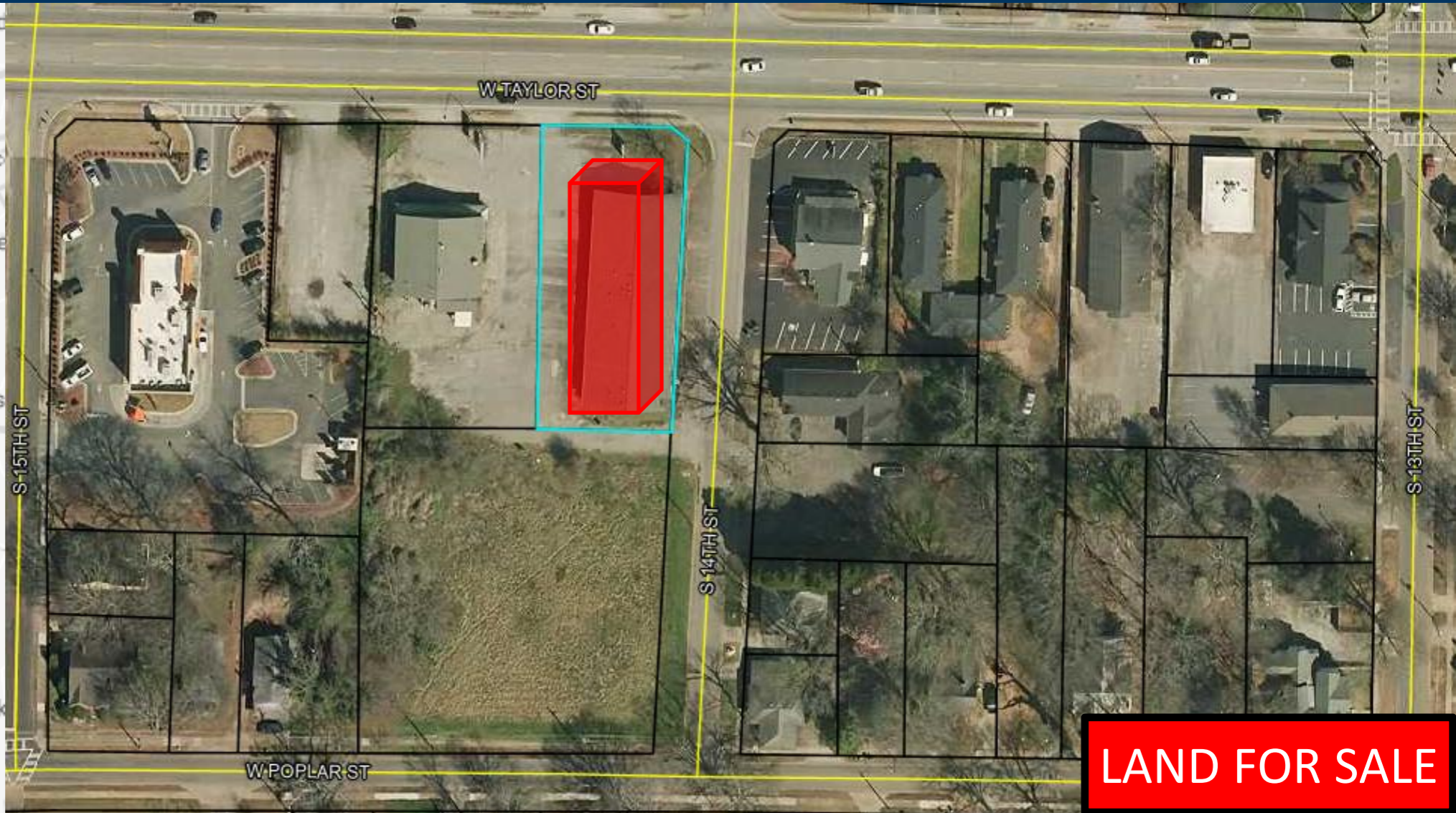
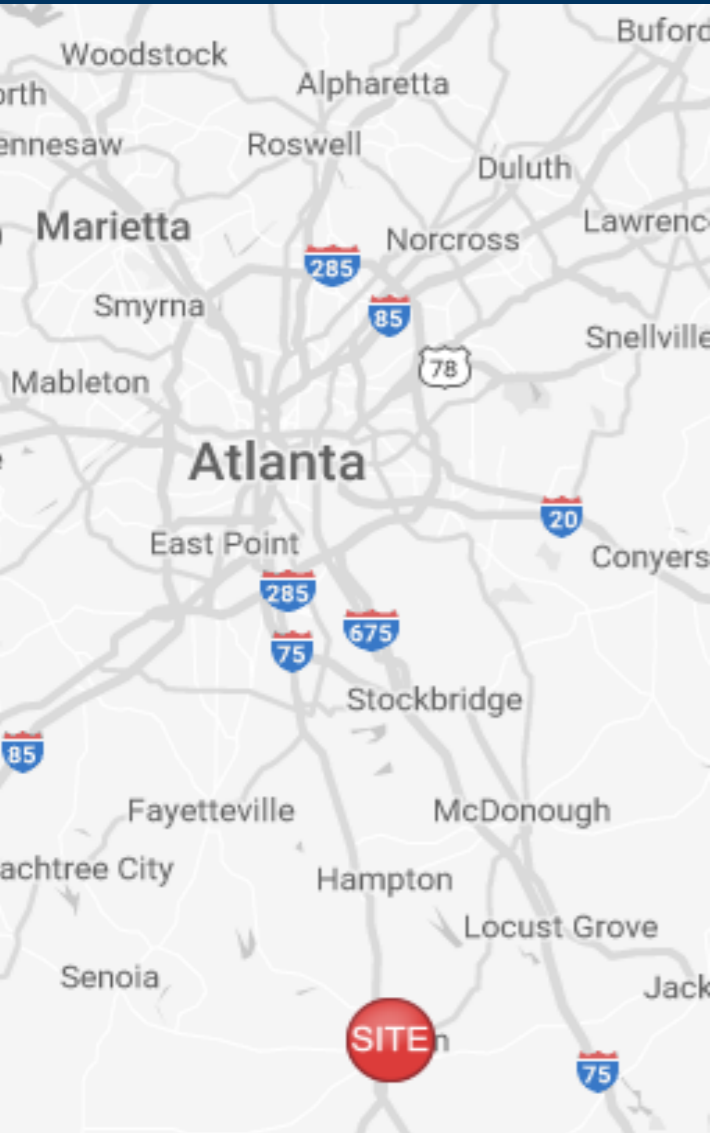


# 804 West Taylor Street Griffin, GA 30223



**LAND FOR SALE**

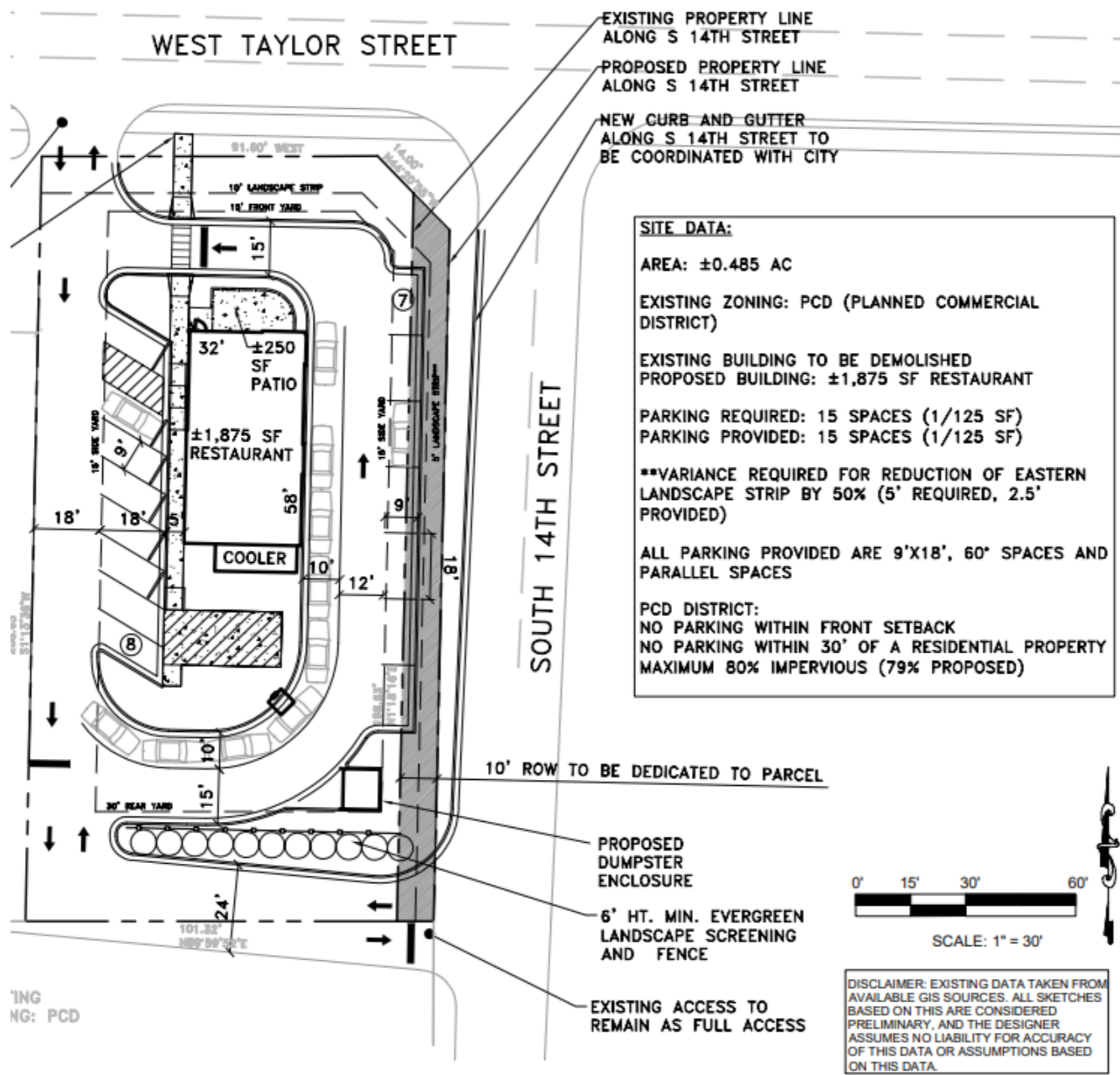
## Contacts

Marrissa Chanin  
678-501-5342  
[marrissa@riverwoodproperties.com](mailto:marrissa@riverwoodproperties.com)

[riverwoodproperties.com](http://riverwoodproperties.com)

## Property Highlights

- The property is located less than a mile from Peachtree Immediate Care and Interstate 41 in Griffin, GA.
- This site is located less than 35 miles from the nation's largest airport, Atlanta Hartsfield Jackson, and is less than 18 miles from Gordon College in Barnesville.
- 27,037 VPD
- Zoned C3
- For Sale: GLA: 0.485 AC



EXISTING PROPERTY LINE  
ALONG S 14TH STREET

PROPOSED PROPERTY LINE  
ALONG S 14TH STREET

NEW CURB AND GUTTER  
ALONG S 14TH STREET TO  
BE COORDINATED WITH CITY

**SITE DATA:**

AREA: ±0.485 AC

EXISTING ZONING: PCD (PLANNED COMMERCIAL DISTRICT)

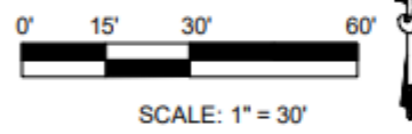
EXISTING BUILDING TO BE DEMOLISHED  
PROPOSED BUILDING: ±1,875 SF RESTAURANT

PARKING REQUIRED: 15 SPACES (1/125 SF)  
PARKING PROVIDED: 15 SPACES (1/125 SF)

**\*\*VARIANCE REQUIRED FOR REDUCTION OF EASTERN LANDSCAPE STRIP BY 50% (5' REQUIRED, 2.5' PROVIDED)**

ALL PARKING PROVIDED ARE 9'X18', 60' SPACES AND PARALLEL SPACES

PCD DISTRICT:  
NO PARKING WITHIN FRONT SETBACK  
NO PARKING WITHIN 30' OF A RESIDENTIAL PROPERTY  
MAXIMUM 80% IMPERVIOUS (79% PROPOSED)



DISCLAIMER: EXISTING DATA TAKEN FROM AVAILABLE GIS SOURCES. ALL SKETCHES BASED ON THIS ARE CONSIDERED PRELIMINARY, AND THE DESIGNER ASSUMES NO LIABILITY FOR ACCURACY OF THIS DATA OR ASSUMPTIONS BASED ON THIS DATA.

**COLUMBIA ENGINEERING**

2862 BUFORD HIGHWAY  
SUITE 200  
DULUTH, GEORGIA 30096  
(770) 925-0357

**PROJECT:**

**RESTAURANT PARCEL**  
804 WEST TAYLOR STREET  
GRIFFIN, GEORGIA 30223  
PARCEL ID# 010 05005

REVISIONS	DATE

**DRAWING TITLE**

VARIANCE  
SITE  
PLAN

DWG FILE: W		DRAWING NO.  V-1
DRAWN BY:	RG	
PROJECT NO.	5424.00	
DATE:	04/22/21	

TNG  
NG: PCD

GLA:  
0.485 AC

804 West Taylor Street  
Griffin, GA 30223

Site Plan



# AREA DEMOGRAPHICS



2023  
Population

1 MILE	8,392
3 MILE	33,612
5 MILE	49,172



2023 Daytime  
Population

1 MILE	7,061
3 MILE	16,027
5 MILE	19,884



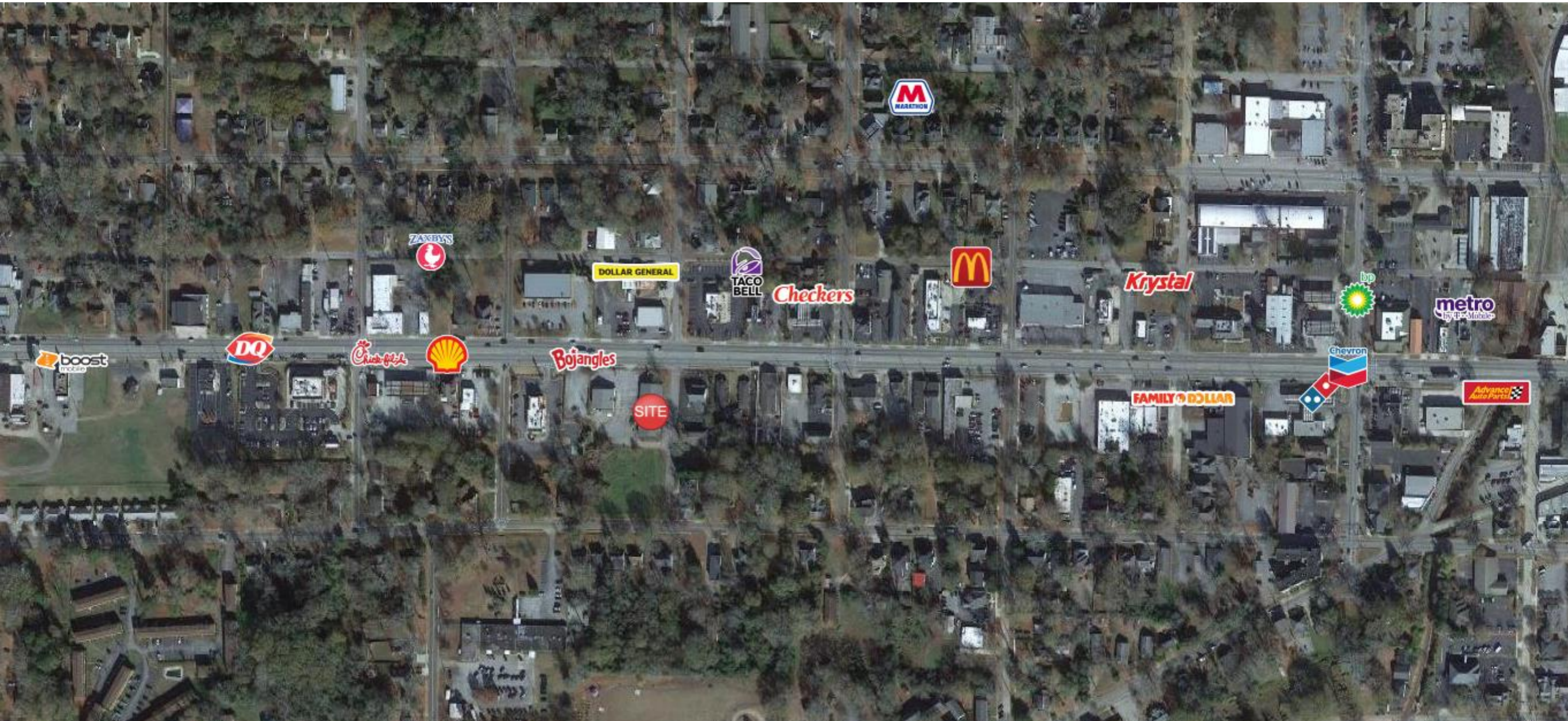
Household 2023

1 MILE	3,138
3 MILE	12,831
5 MILE	18,744



Household  
Income

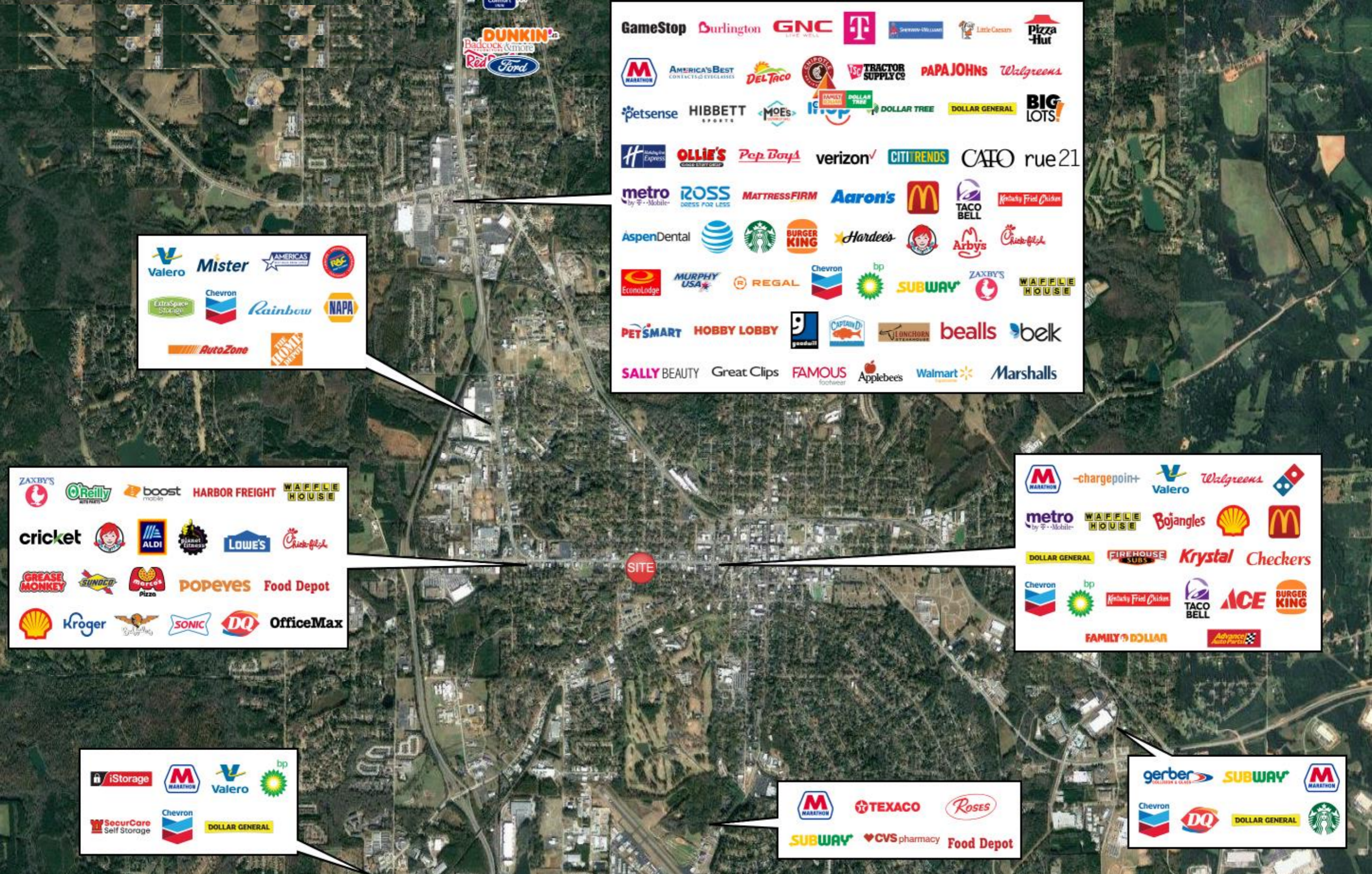
1 MILE	\$47,644
3 MILE	\$93,763
5 MILE	\$112,070



804 West Taylor Street  
Griffin, GA 30223

Trade Area Overview





DUNKIN'  
Badcock & Amore  
Red  
Ford

GameStop Burlington GNC TET  
America's Best Contacts & Eyeglasses DEL TACO TRACTOR SUPPLY CO PAPA JOHN'S Walgreens  
petsense HIBBETT MOE'S FAMILY DOLLAR DOLLAR TREE DOLLAR GENERAL BIG LOTS!  
Hibbett Express OLLIE'S Pep Boys verizon CITITRENDS CAFO rue21  
metro by T-Mobile ROSS DRESS FOR LESS MATTRESS FIRM Aaron's McDonald's TACO BELL Kentucky Fried Chicken  
AspenDental AT&T STARBUCKS BURGER KING Hardee's Arby's Chick-fil-A  
EconoLodge MURPHY USA REGAL Chevron bp SUBWAY ZAXBY'S WAFFLE HOUSE  
PETSMART HOBBY LOBBY 9 goodwill CAPTAIN D LUNCHBORN bealls belk  
SALLY BEAUTY Great Clips FAMOUS footwear Applebee's Walmart Marshalls

Valero Mister AMERICAS RAC  
ExtraSpace Storage Chevron Rainbow NAPA  
AutoZone THE HOME DEPOT

ZAXBY'S O'Reilly boost HARBOR FREIGHT WAFFLE HOUSE  
cricket ALDI Planet Fitness LOWE'S Chick-fil-A  
GREASE MONKEY SUNDOD MORCO'S POPEYES Food Depot  
Shell Kroger SONIC DQ OfficeMax

MARATHON -chargepoint+ Valero Walgreens Domino's  
metro by T-Mobile WAFFLE HOUSE Bojangles Shell McDonald's  
DOLLAR GENERAL FIREHOUSE SUBS Krystal Checkers  
Chevron bp Kentucky Fried Chicken TACO BELL ACE BURGER KING  
FAMILY DOLLAR Advance Auto Parts

iStorage MARATHON Valero bp  
SecurCare Self Storage Chevron DOLLAR GENERAL

MARATHON TEXACO Roses  
SUBWAY CVS pharmacy Food Depot

gerber SUBWAY MARATHON  
Chevron DQ DOLLAR GENERAL Starbucks

804 West Taylor Street  
Griffin, GA 30223

Trade Area Overview

