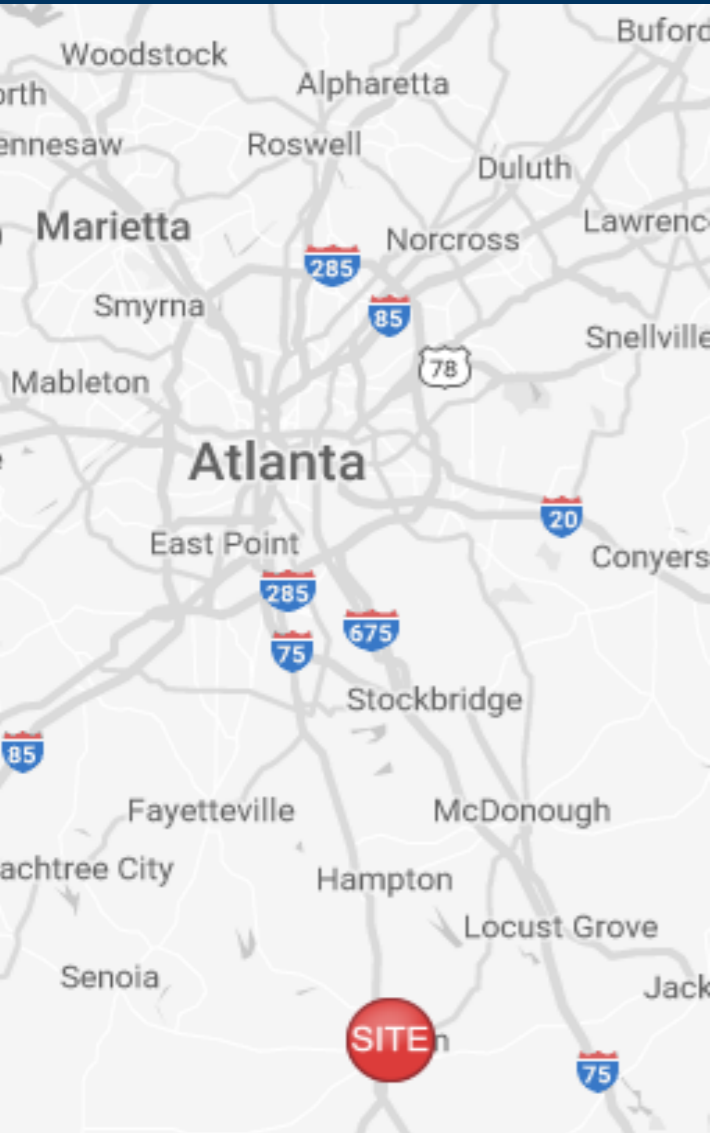


804 West Taylor Street Griffin, GA 30223



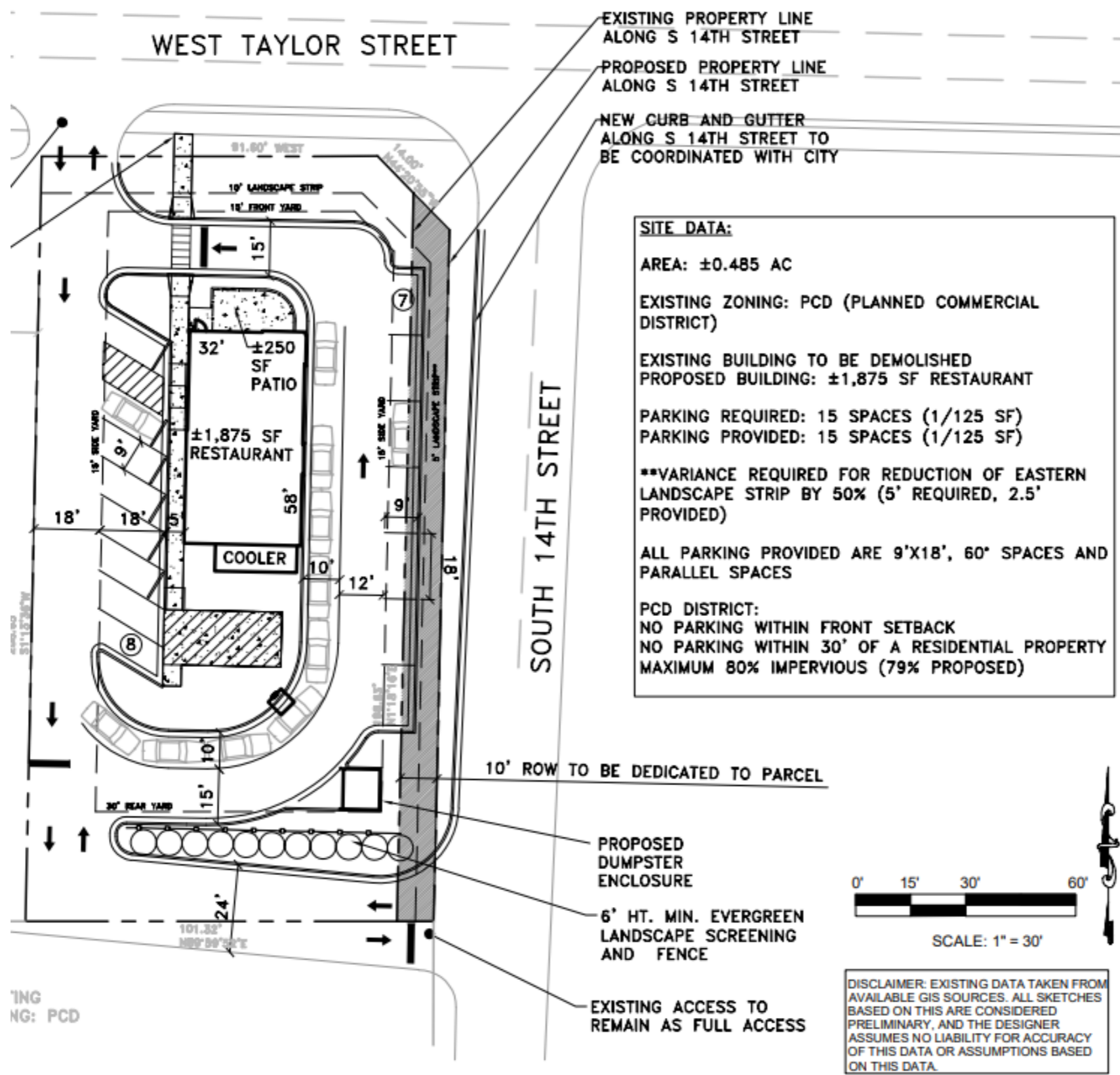
Contacts

Marrissa Chanin
678-501-5342
marrissa@riverwoodproperties.com

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

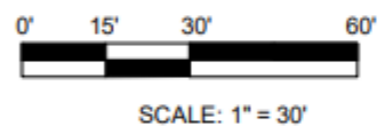
PCD DISTRICT:
NO PARKING WITHIN FRONT SETBACK
NO PARKING WITHIN 30' OF A RESIDENTIAL PROPERTY
MAXIMUM 80% IMPERVIOUS (79% PROPOSED)

10' ROW TO BE DEDICATED TO PARCEL

PROPOSED DUMPSTER ENCLOSURE

6' HT. MIN. EVERGREEN LANDSCAPE SCREENING AND FENCE

EXISTING ACCESS TO REMAIN AS FULL ACCESS



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.

TNG
NG: PCD



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	

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



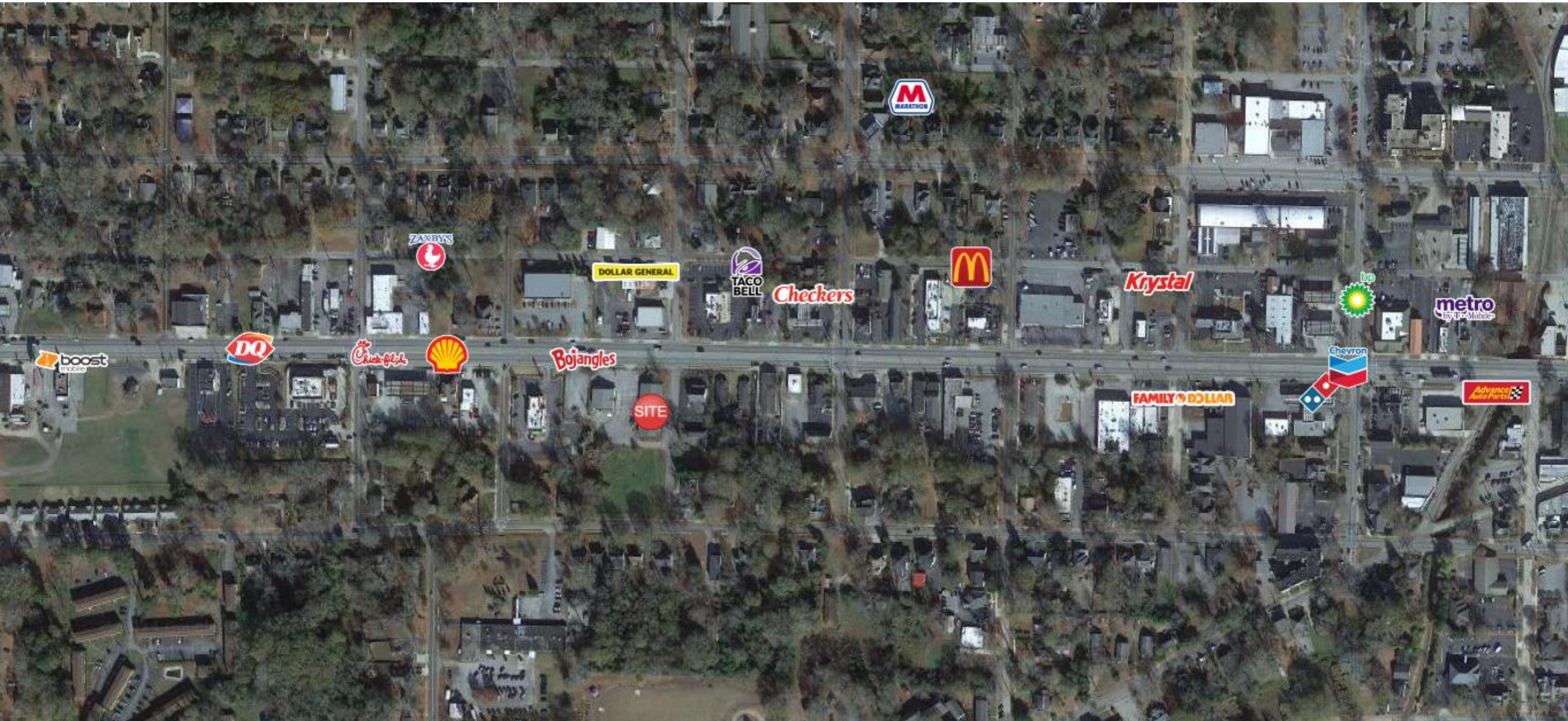
Household 2023

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



Household
Income

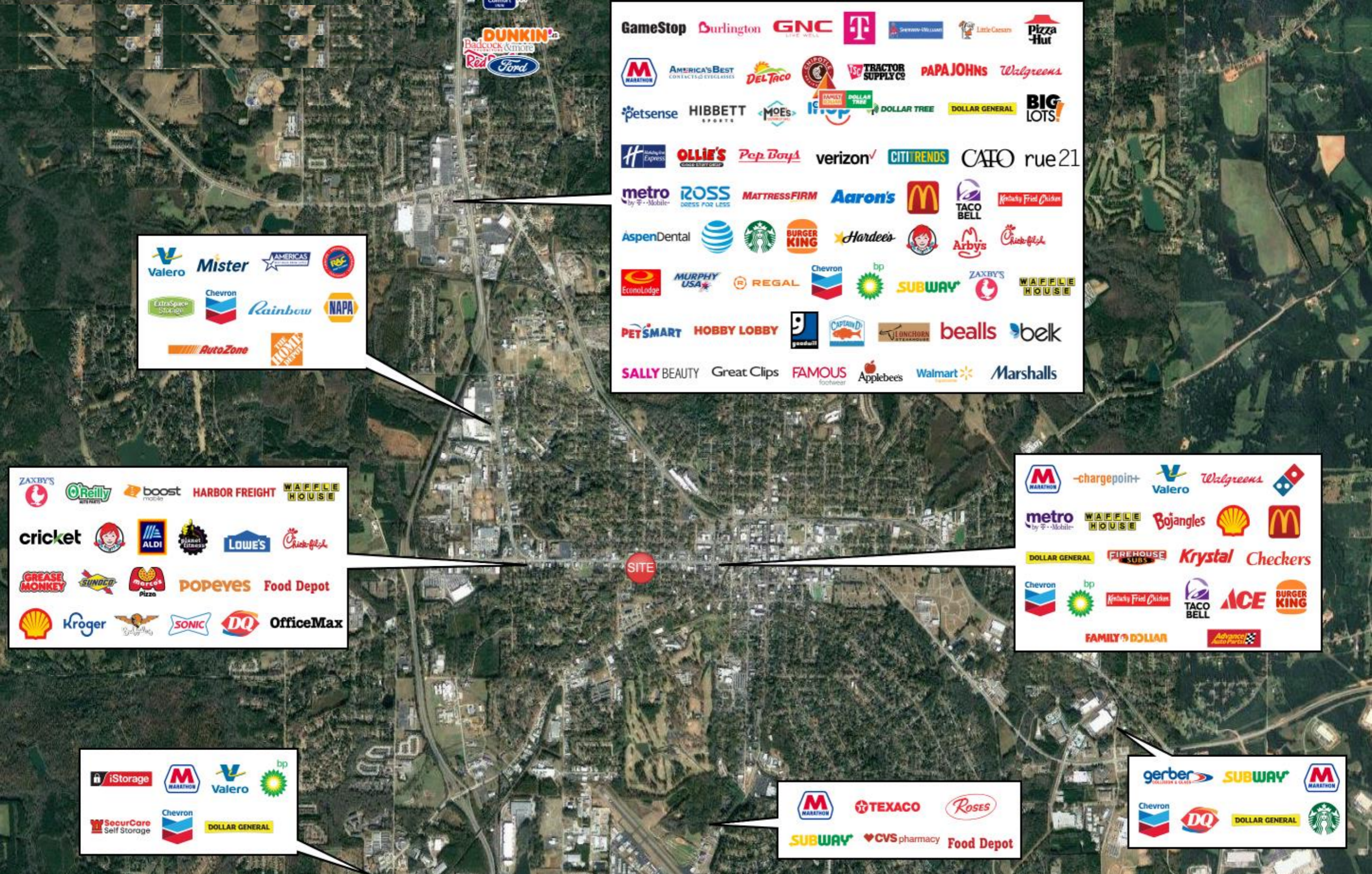
1 MILE	\$47,644
3 MILE	\$93,763
5 MILE	\$112,070



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 MARGO'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

