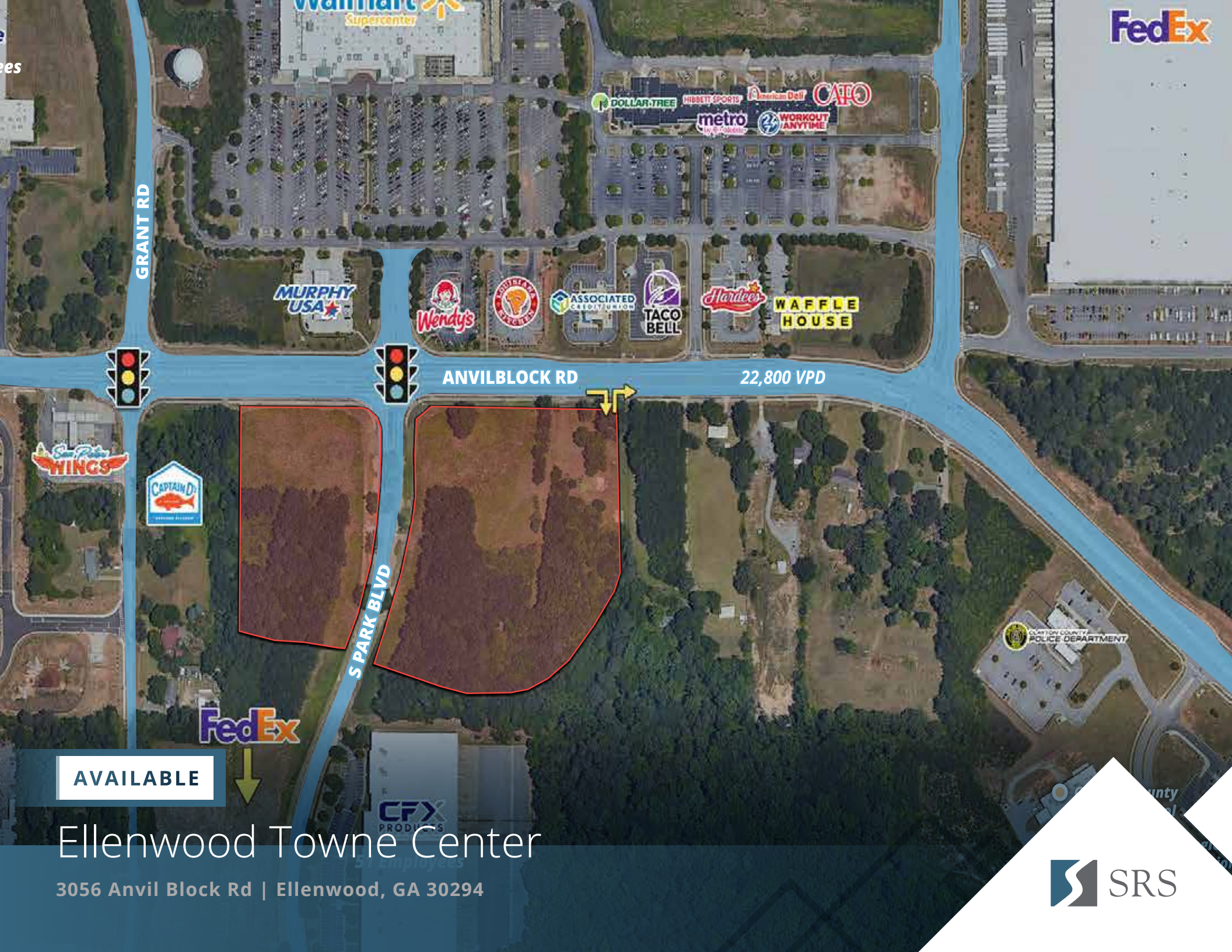




GRANT RD

ANVILBLOCK RD

22,800 VPD

S PARK BLVD

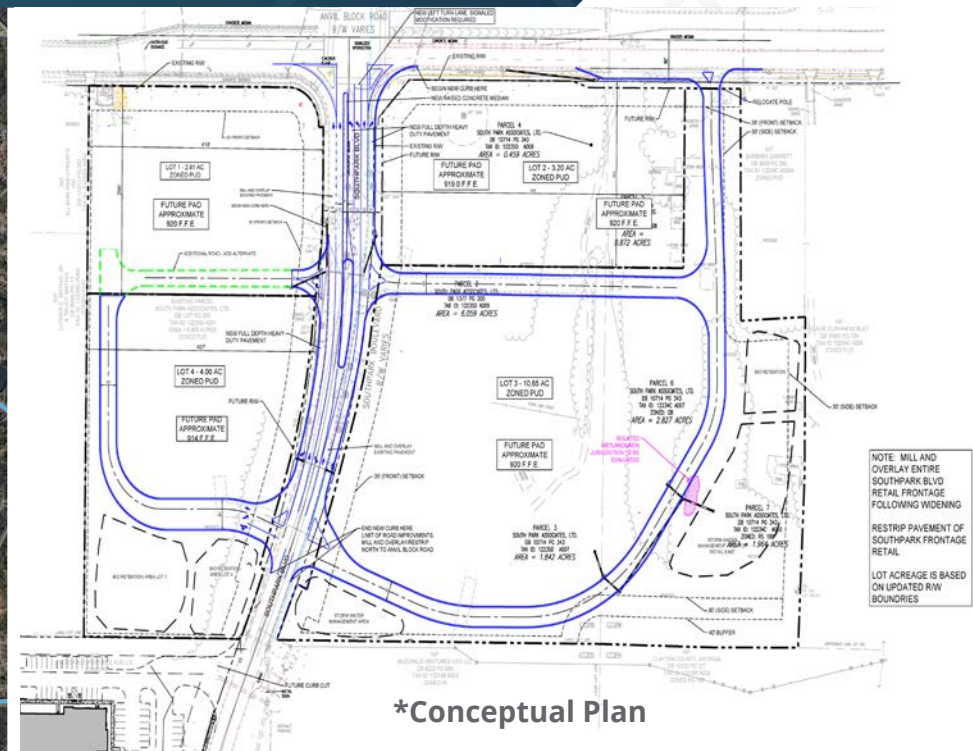
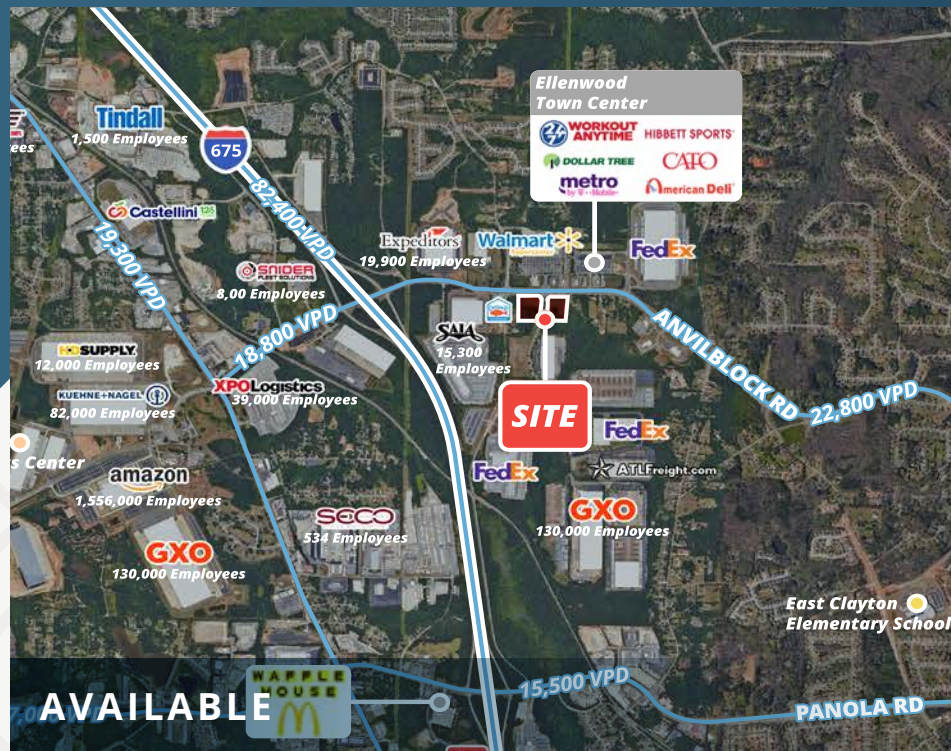
AVAILABLE

Ellenwood Towne Center

3056 Anvil Block Rd | Ellenwood, GA 30294

Ellenwood Towne Center

3056 Anvil Block Rd | Ellenwood, GA 30294



Pad Ready Land
Available
Up to 10.65 Contiguous
Acres

Contact Broker
To Discuss Economics

ABOUT THE PROPERTY

- Across from Walmart, Wendy's, Popeye's, Waffle House, and Dollar Tree
- At a signalized traffic light with a proposed dedicated right-turn lane adding easy access
- Situated in Clayton County and bordering Henry County, both of which are experiencing rapid residential growth
- Site is close to I-675 with an average of 82,400 VPD. Anvil Block Rd. has close to 30,000 VPD
- Located in a massive industrial corridor as the Clayton/Henry county sub-market serves as a significant distribution hub
- 35,286 employees with a 5-mile radius

NEARBY RETAILERS



TRAFFIC COUNTS

Anvil Block Rd	22,800 VPD
I- 675	82,400 VPD
Forest Pkwy	17,000 VPD

Year: 2025 | Source: GDOT

Ellenwood Towne Center

3056 Anvil Block Rd | Ellenwood, GA 30294



ZONING: PUD - MU

PERMITTED USES

- Ambulatory surgery centers
- Artisan galleries and theater
- Banks and loan associations, financial establishments
- Cannabidiol (CBD oil) sales
- Child and adult day care center (Sec. 6.11)
- Clothing and apparel stores (new merchandise only)
- Data center
- Department stores
- Fitness centers and gyms; Health clubs and spas
- Florist and gift shops
- Furniture sales and showrooms
- Grocery Store, full service
- Hotels/Motels when located on an arterial
- Hotel, Extended Stay when located on an arterial
- Jewelry Store
- Libraries
- Medical and dental offices, clinics, and physical therapy facilities
- Museums and art galleries
- Multi-family in a mixed-use building
- Personal service establishments including dry cleaners, optical or watch repair shops, shoe repair shop, tailors and similar establishments
- Pet grooming and supply shops
- Pharmacy and drug store
- Photographic studio
- Professional and business offices
- Restaurants (non-drive-thru or drive-in

CONDITIONAL USES

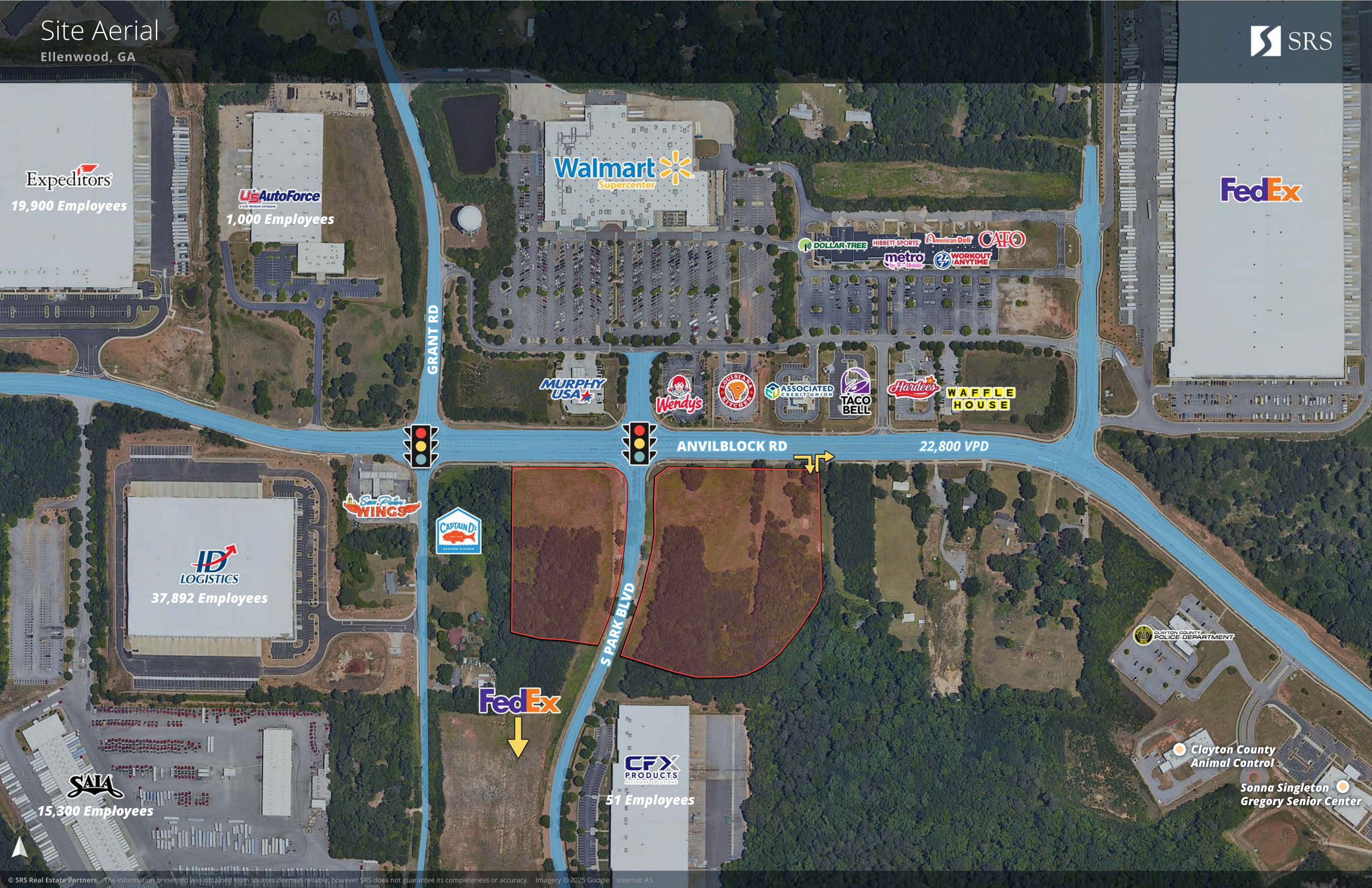
- Convenience stores
- Hotels/Motels when located on a local road and collector
- Hotel, Extended Stay when located on a local road and collector
- Indoor recreation (bowling alleys, pool rooms, electronic gaming machines)
- Places of worship, theaters, and amphitheaters (Sec. 6.13)
- Restaurants with a drive-thru or drive-in configuration
- Small box variety discount stores (Sec. 6.51)
- Special event facilities (Sec. 6.50)
- Tire shops
- Wireless telecommunication facility/tower

PROHIBITED USES

- Automobile rental and leasing facilities
- Car washes, detail shops, and service stations
- Industrial uses
- Major automotive services
- Mini warehouses
- Mobile home sales lots
- Mobile homes
- New and used automotive sales dealerships
- Pawn shops, Pawnbrokers, Junk and Secondhand Dealers
- Tattoo parlors
- Trade shops
- Truck parking
- Vehicle repair garages







Expeditors
19,900 Employees

US AutoForce
1,000 Employees

Walmart
Supercenter

FedEx

GRANT RD

ANVILBLOCK RD

22,800 VPD

S PARK BLVD

ID
LOGISTICS
37,892 Employees

SAIA
15,300 Employees

FedEx

CFX
PRODUCTS
51 Employees

CLAYTON COUNTY
POLICE DEPARTMENT

Clayton County
Animal Control

Sonna Singleton
Gregory Senior Center

Ellenwood, GA



Expeditors'
9,900 Employees

U.S. AutoForce
a U.S. Venture company
1,000 Employees



GRANT RD

ANVILBLOCK RD

22,800 VPD

SITE

37,892 Employees



*Conceptual Plan



51 Employees



CLAYTON COUNTY
POLICE DEPARTMENT

**Clayton County
Animal Control**

Sonna Singleton 
Gregory Senior Center



15,300 Employees



Residential Development Sites (BCI)

16 Sites Planned	2 Under Construction	2 Completed (12 months)
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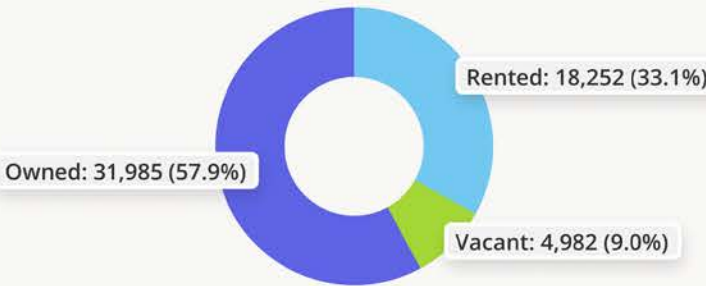
Total New Estimated Residential Units 1,840

Single-Family Units	43.3%	797
Multi-Family Units	56.7%	1,043
Mixed-Use Units	0.0%	0

Trade Area Demographics

Population	145,528	↑ 2.5% (2029)
Households	50,237	↑ 2.5% (2029)
Group Quarters	1,573	48
Median Home Value	\$265,418	75

Total Housing Units 55,219



Residential Development Sites represent estimated current BCI BuildCentral data for planned, in progress, and recently completed residential development projects.
Map and data tables are based STI Popstats 2024 and BCI BuildCentral.

Ellenwood Towne Center

3056 Anvil Block Rd | Ellenwood, GA 30294



DEMOGRAPHIC HIGHLIGHTS

1 MILE

2,938	4,319	\$89,476	1,027
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

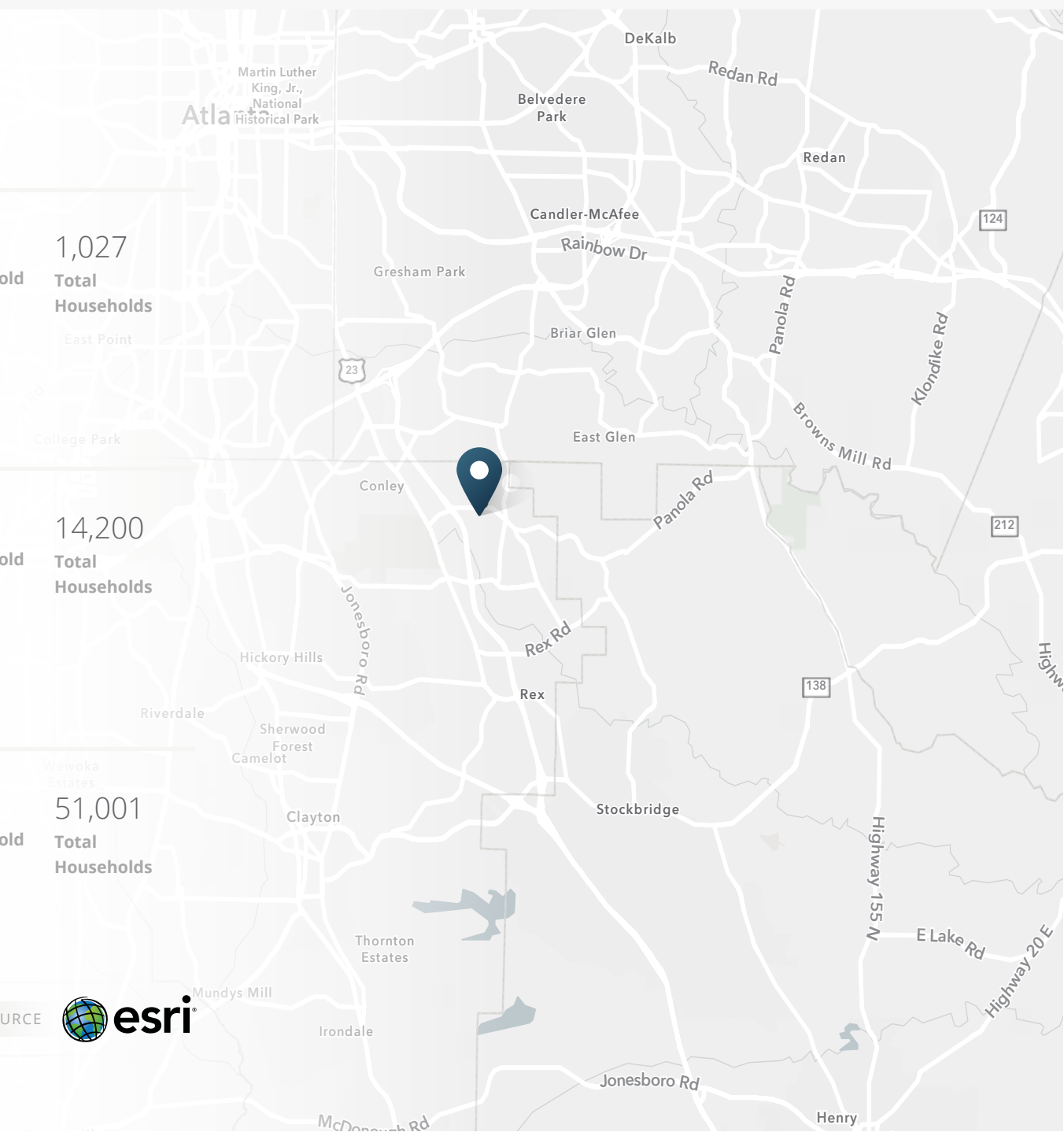
41,761	34,629	\$88,942	14,200
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

146,699	125,663	\$83,522	51,001
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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