

# Hudson Bridge Road & Flippen Road

Stockbridge, GA 30281



Ground Lease or  
BTS

## Contact:

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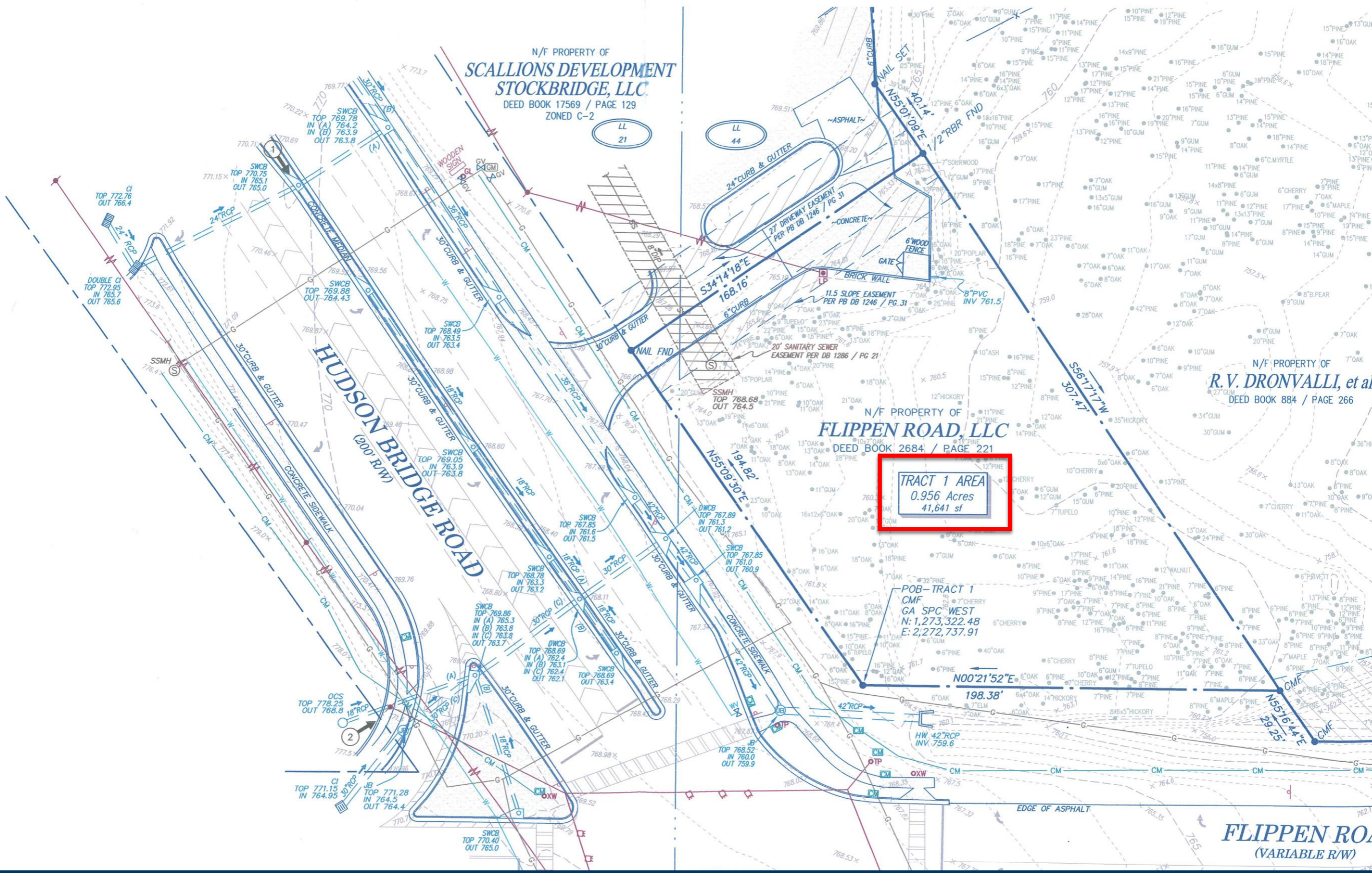
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[riverwoodproperties.com](http://riverwoodproperties.com)

- This property is at the signalized intersection of Hudson Bridge Road and Flippen Road.
- An excess of 38,889 VPD
- Signage opportunities visible along a high-traffic street.
- Signalized entrance.
- Excellent visibility from Hudson Bridge Road and surrounding businesses
- Zoned Commercial
- 0.956 Acres Available

## Property Highlights





N/F PROPERTY OF  
**SCALLIONS DEVELOPMENT**  
**STOCKBRIDGE, LLC**  
 DEED BOOK 17569 / PAGE 129  
 ZONED C-2

N/F PROPERTY OF  
**R. V. DRONVALLI, et al**  
 DEED BOOK 884 / PAGE 266

N/F PROPERTY OF  
**FLIPPEN ROAD, LLC**  
 DEED BOOK 2684 / PAGE 221

**TRACT 1 AREA**  
 0.956 Acres  
 41,641 sf

**POB-TRACT 1**  
 CMF  
 GA SPC WEST  
 N: 1,273,322.48  
 E: 2,272,737.91

**HUDSON BRIDGE ROAD & FLIPPEN ROAD**  
**STOCKBRIDGE, GA 30281**

Survey



# AREA DEMOGRAPHICS



2023  
Population

|        |         |
|--------|---------|
| 1 MILE | 5,169   |
| 3 MILE | 38,060  |
| 5 MILE | 100,669 |



2023 Daytime  
Population

|        |        |
|--------|--------|
| 1 MILE | 2,260  |
| 3 MILE | 16,300 |
| 5 MILE | 32,511 |



Household 2023

|        |        |
|--------|--------|
| 1 MILE | 2,025  |
| 3 MILE | 13,959 |
| 5 MILE | 36,466 |



Household  
Income

|        |           |
|--------|-----------|
| 1 MILE | \$78,593  |
| 3 MILE | \$109,826 |
| 5 MILE | \$108,118 |



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STOCKBRIDGE, GA 30281**

*Trade Area Overview*

