

177 Chestnut St

Trion, GA 30753

CHURCH PROPERTY FOR SALE



PROPERTY DESCRIPTION

Norton Commercial Acreage Group is proud to present this ±2.03-acre church campus offering a total of ±11,510 conveniently located near US-27. The main church building features a well-appointed sanctuary that seats approximately 200 people, along with a library room, five bathrooms, a large fellowship hall with fireplace, full commercial kitchen, nursery, classroom, and choir room on the primary level. The lower level includes seven classrooms and two additional bathrooms, providing ample space for ministry programs, youth activities, and administrative needs. An additional outbuilding offers valuable flexibility with one large common office, two smaller offices, one bathroom, and two roll-up doors leading to a generous cooking and prep area—ideal for events and community outreach. The property also includes 65 parking spaces.

OFFERING SUMMARY

Sale Price:	\$449,000
Lot Size:	2.03 Acres
Building Size:	11,510 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	5,453	10,322	18,793
Total Population	15,038	27,400	49,187
Average HH Income	\$57,645	\$60,090	\$66,105

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SPECIAL PURPOSE PROPERTY FOR SALE



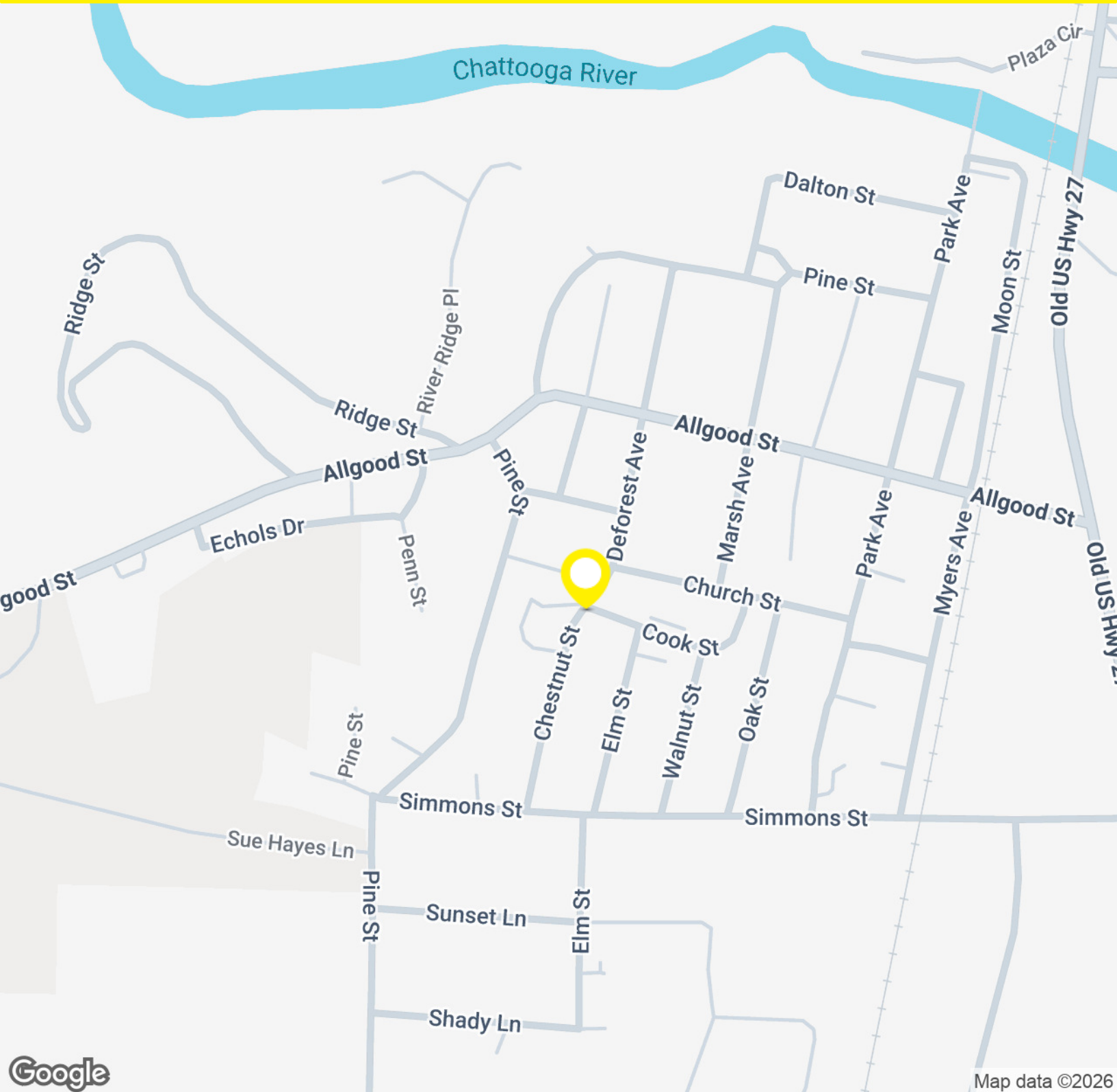
Norton Commercial Acreage Group
770.297.4800
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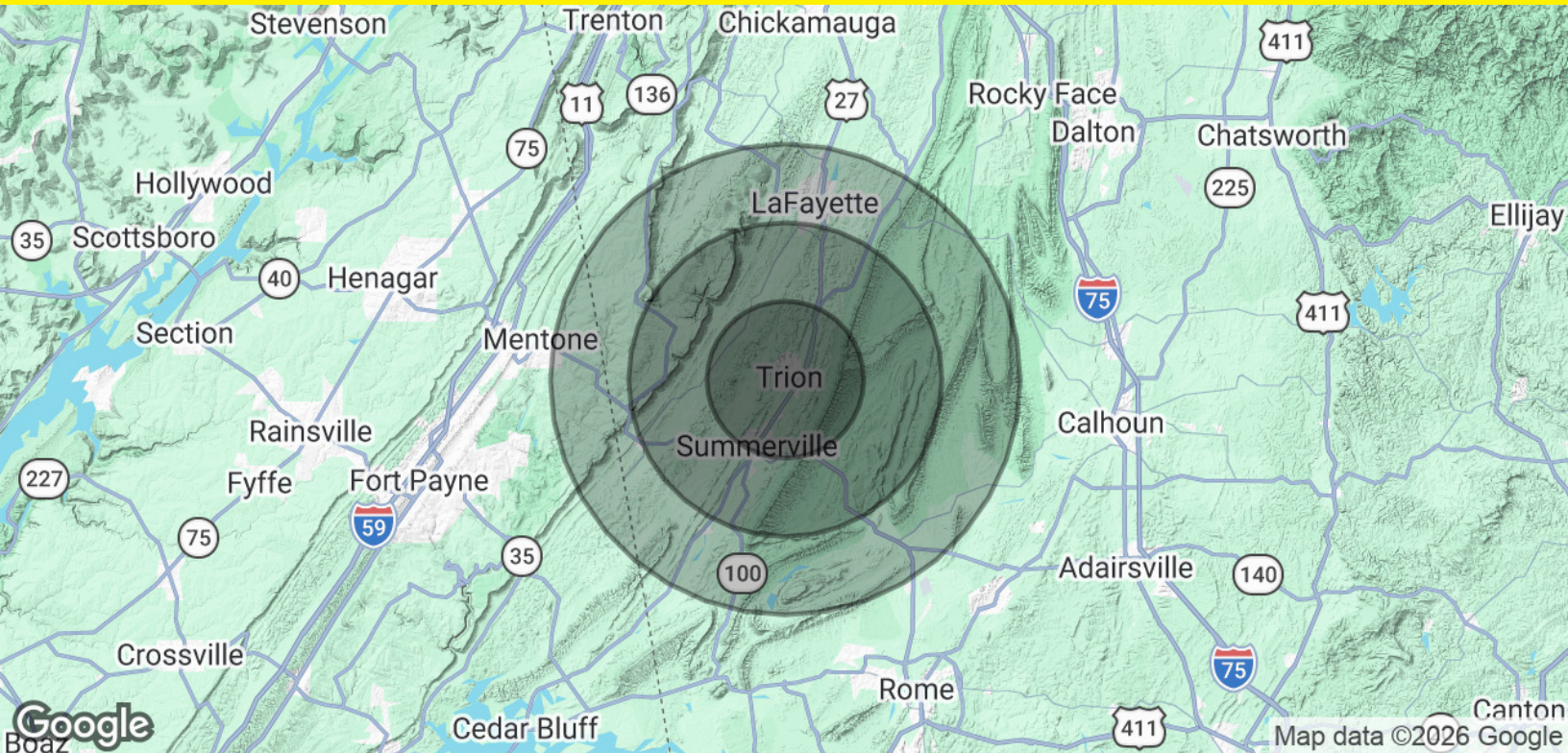
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	15,038	27,400	49,187
Average Age	42.1	42.2	42.5
Average Age (Male)	39.6	40.4	41.7
Average Age (Female)	45.3	45.5	44.5

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	5,453	10,322	18,793
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$57,645	\$60,090	\$66,105
Average House Value	\$113,571	\$122,862	\$152,314

2023 American Community Survey (ACS)