



25 & 39 GEORGIA HWY. 154

SHARPSBURG, GA 30277

For Sale
0.93± Acres Total
Potential Commercial

BOB STEPHENS

Vice President

404.942.2076

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Industrial • Commercial • Investment

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FOR SALE
0.93± ACRES
POTENTIAL
COMMERCIAL

Sharpshurg McCullum Rd 154

Williams Circle Highway 54

Highway 54

Sharpshurg



- Redevelopment Opportunity
- All Utilities Available
- Frontage on Hwy 154
- Multiple Curb Cuts
- Close to new housing development
- Close to major intersection of Hwy 54 and Hwy 154
- Great location for convenience store or major gas station
- Traffic Count: 12,410± VPD to the North & 11,320± VPD to the South

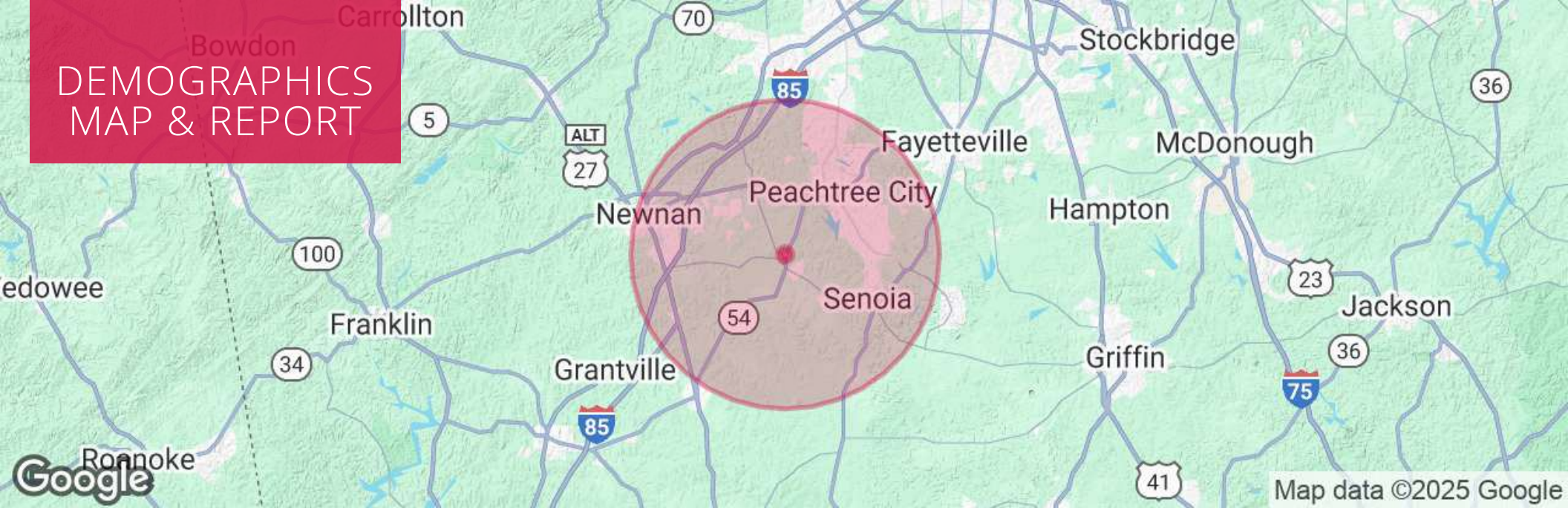
PROPERTY SUMMARY

Lot Size:	0.93± Acres Total
Zoning:	R2

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Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.

DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	10 MILES
Total Population	151	388	165,948
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	10 MILES
Total Households	57	146	61,445
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$94,522	\$94,089	\$137,336
Average House Value	\$342,129	\$342,894	\$424,281

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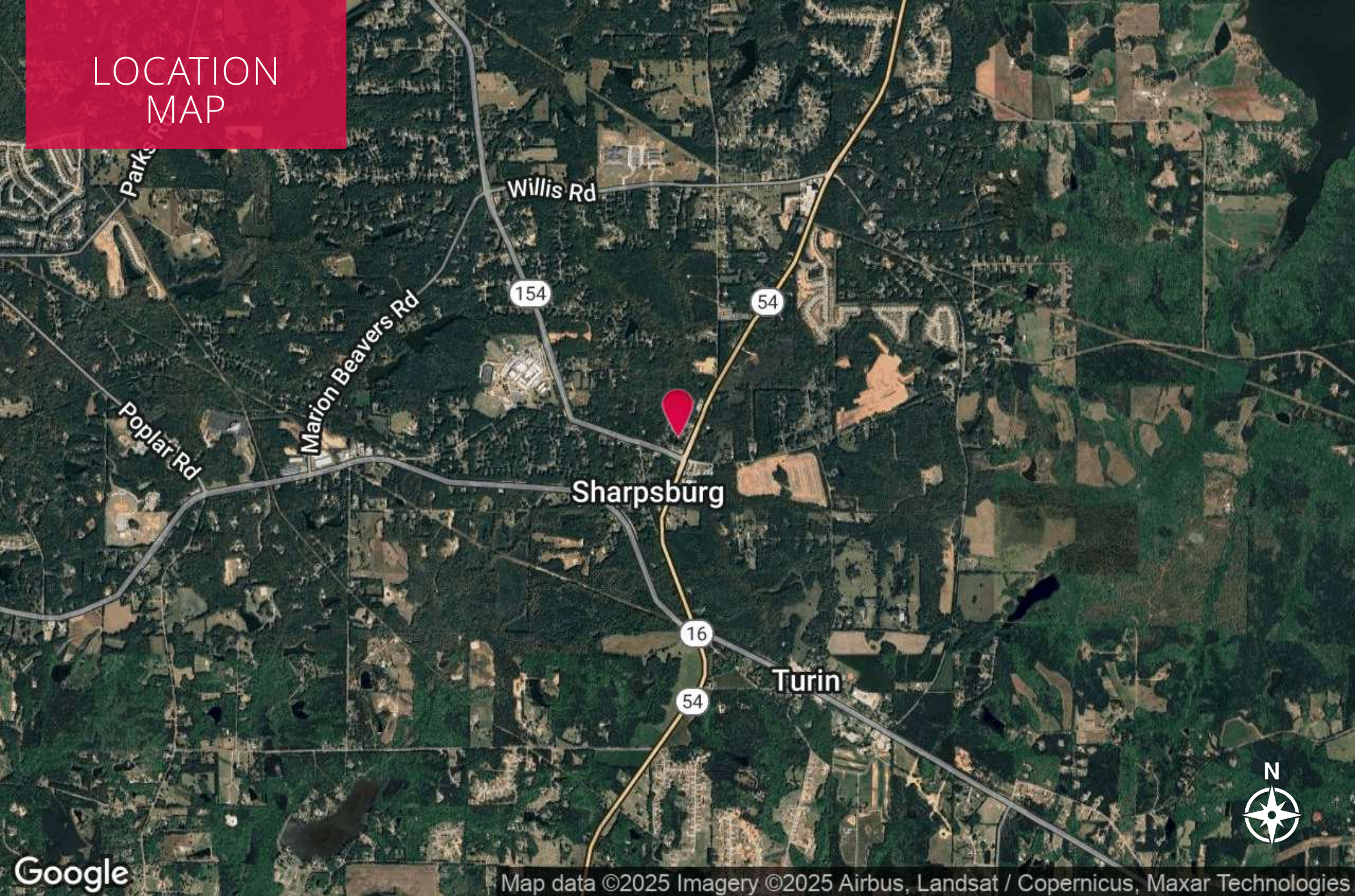
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LOCATION MAP



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EXCLUSIVELY LISTED BY:

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