

# LAND FOR LEASE

## +/-5.46 ACRES DIRECTLY OFF I-85 IN NEWNAN

RAYMOND HILL ROAD, NEWNAN, GA 30265



### OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	+/-5.46 Acres
Zoning:	LM Light Industrial
Market:	Atlanta
Submarket:	Coweta/Fayette
Traffic Count:	18,100 VPD

### PROPERTY DESCRIPTION

+/-5.46 Acres of Cleared, Relatively Flat Industrial Land for Lease Directly off of I-85 South on Raymond Hill Rd in Newnan. Ideal location to develop for truck parking or an office/warehouse site. Land is located less than 1/2 mile from I-85, Exit 51. Landlord may be willing to participate in developing the site for a qualified tenant.

### PROPERTY HIGHLIGHTS

- Located Less Than .38 Mile off I-85 South, Exit 51
- Great Location for Truck Parking or Office/Warehouse Site
- Cleared, Flat Topography
- 22.8 Miles to Atlanta Airport
- Signalized Intersection on Corner
- All Utilities Available
- Owner May Be Willing to Participate in Development
- Zoning: LM Light Industrial
- Lease Rate: Inquire
- Traffic County Hwy 154: 18,100 VPD
- Coweta County

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	6,185	18,705	67,172
Total Population	16,768	49,303	178,383
Average HH Income	\$127,389	\$111,170	\$100,685

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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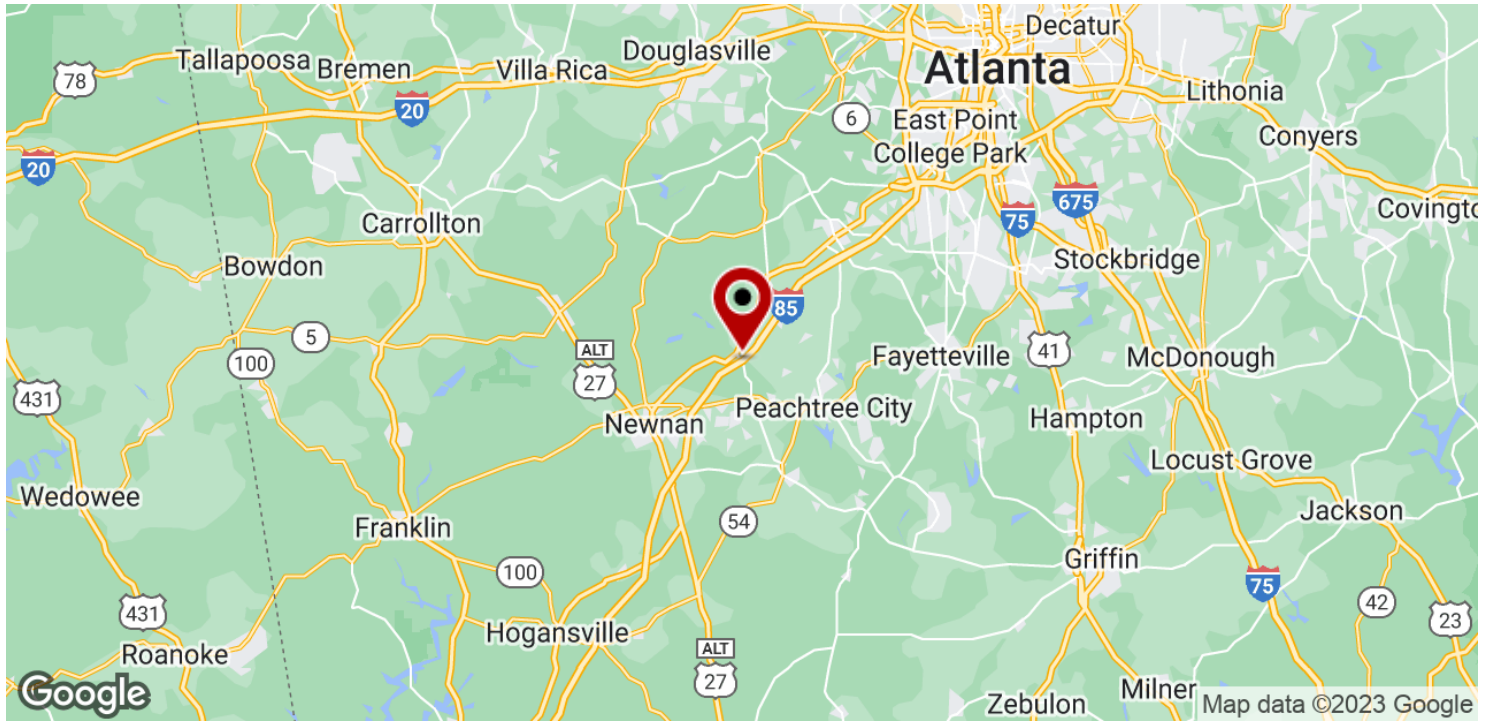
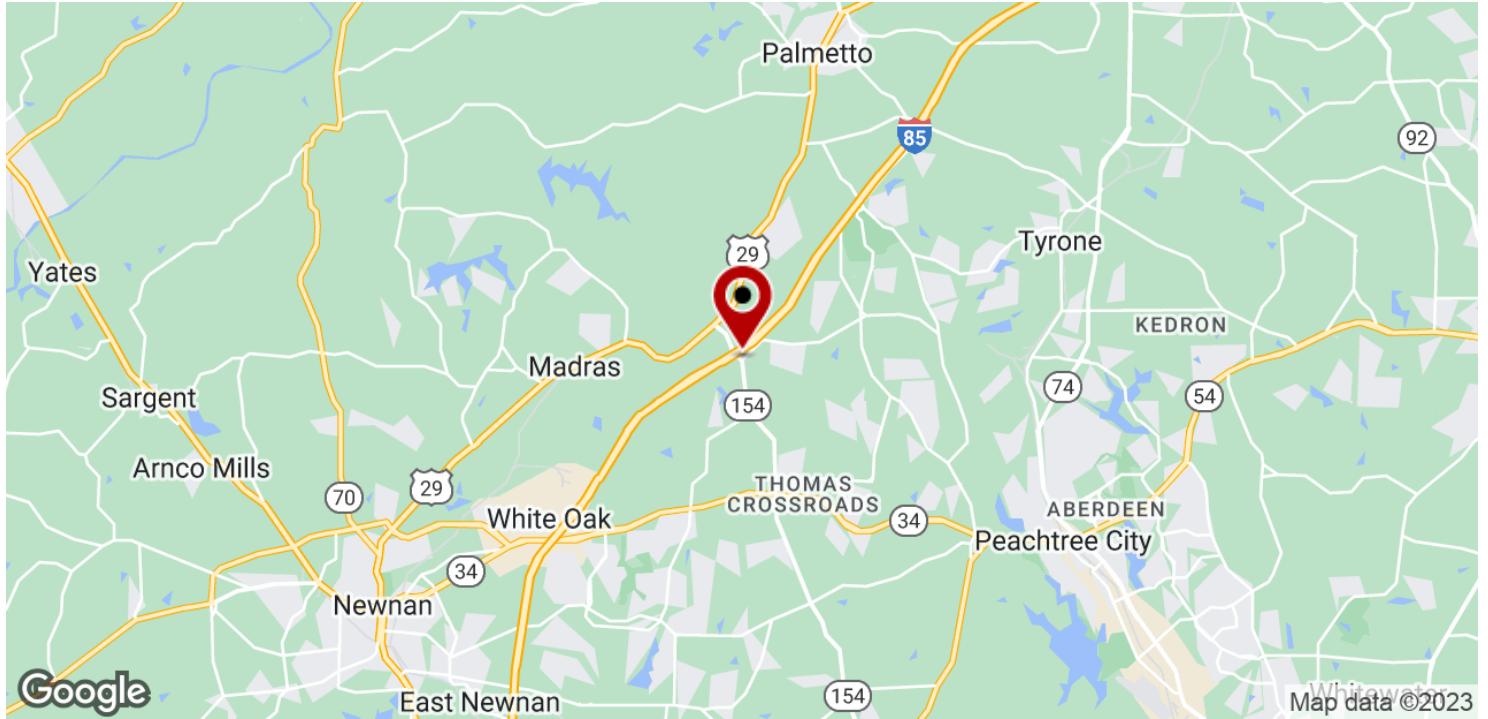




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