



COMMERCIAL DEVELOPMENT TRACT

FOR SALE:

Address: US Hwy 82 @Oakland Road, Leesburg, GA

Price: \$1,250,000

Acreage: 13.37+/- acres

Zoning: 3.5 acres+/-: C-2
9.8acres +/-: I-1

Tax Parcel: 017A 056 & 017A 055

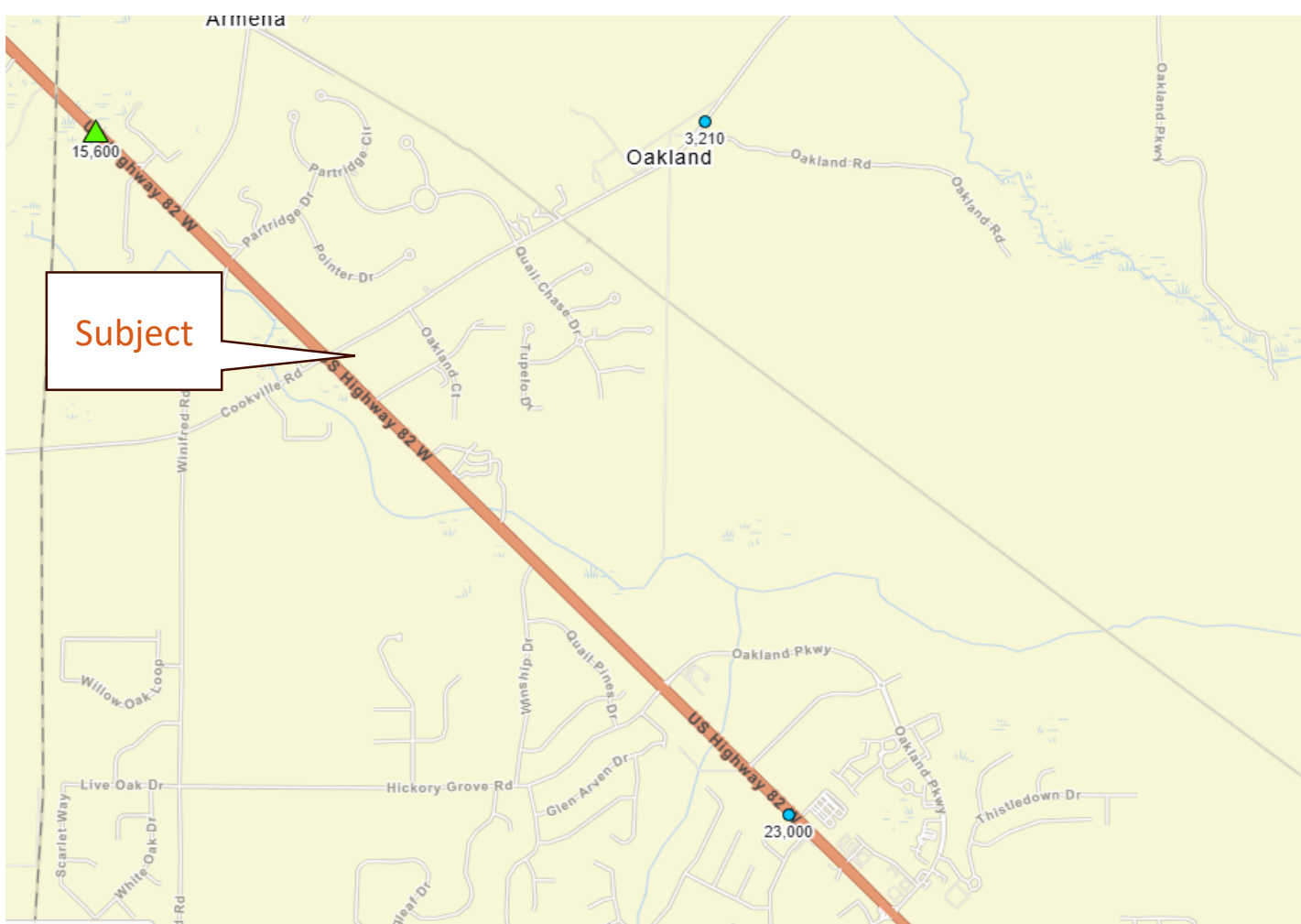
HIGHLIGHTS:

- Large commercial development tract at signalized intersection
- Approx 1,100' frontage on US Hwy 82; 740'+/- frontage on Oakland Rd.
- Additional frontage on Business Park Drive (entrance to Oakland Meadows Business Park)
- High traffic count





US HWY 82 @ Oakland Road



2023 GDOT Traffic Counts

US Hwy 82 between Terrell County Line & Oakland Road	15,600 VPD
US Hwy 82 between Oakland Road & Oakland Parkway	23,000 VPD
Oakland Road between Palmyra Road & US Hwy 82	3,210 VPD

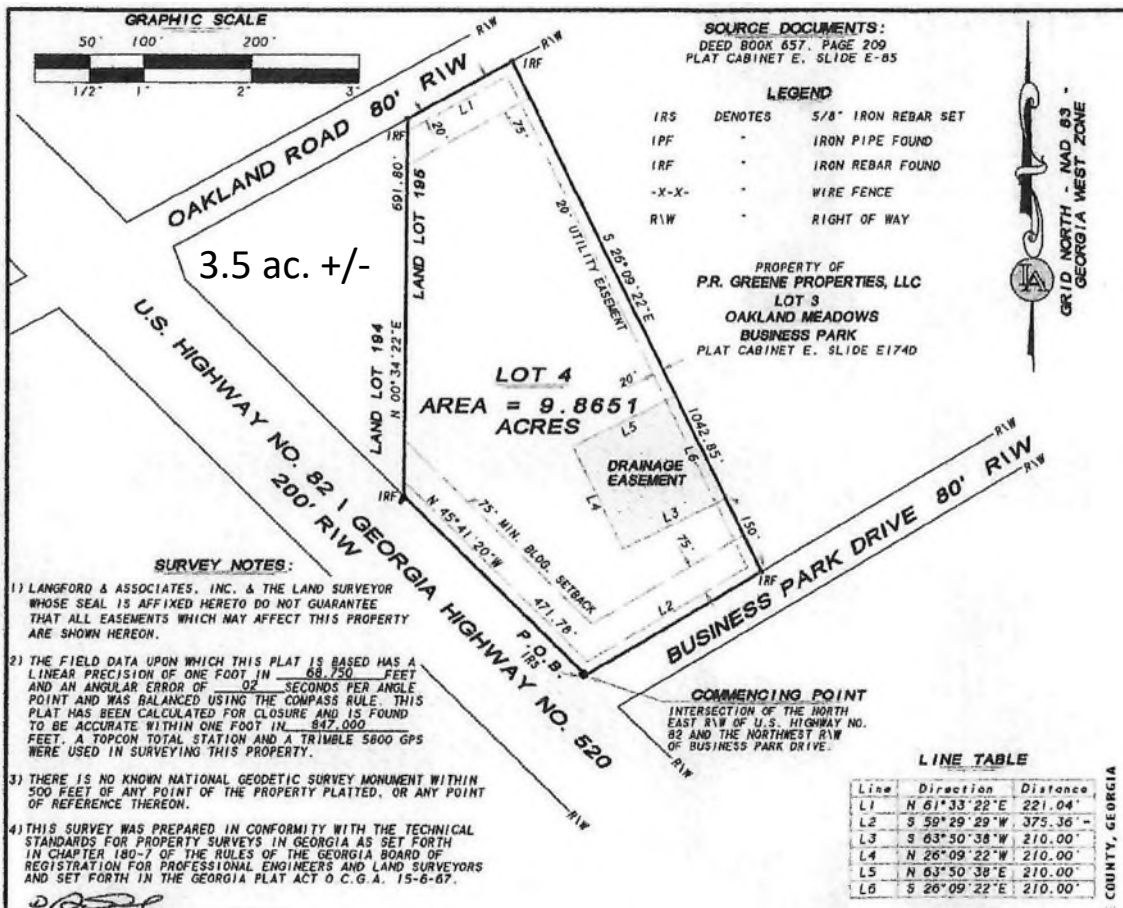
US Hwy 82 @ Oakland Road

Population

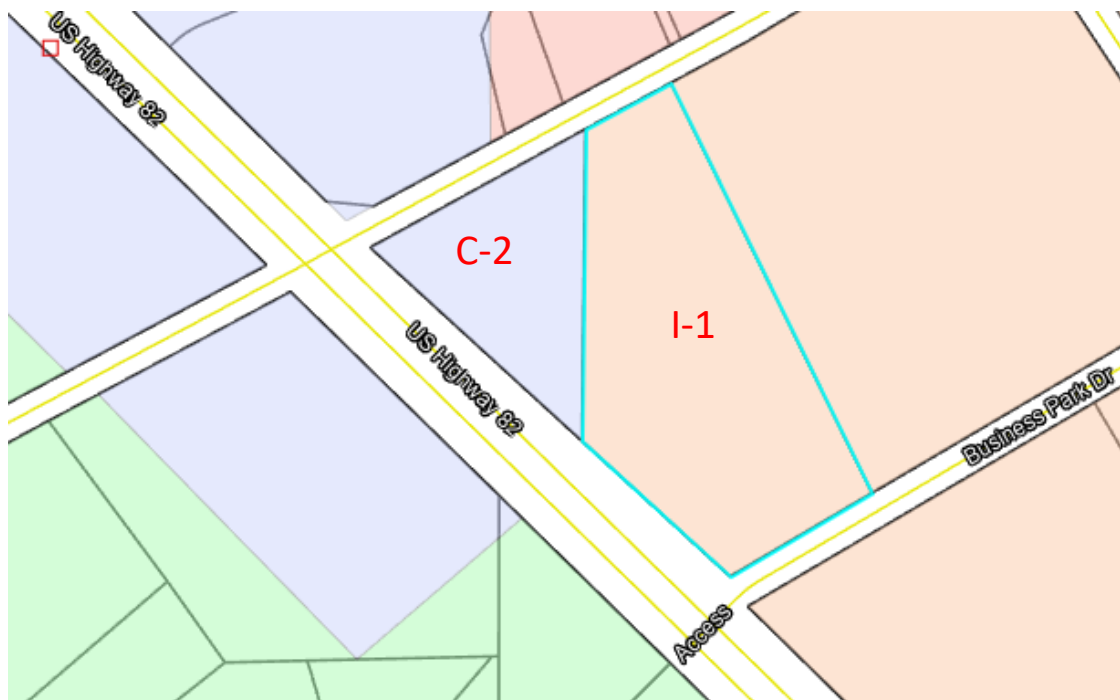
	2 miles	5 miles	10 miles
2020 Population	2,406	15,202	78,872
2024 Population	2,486	14,970	75,730
2029 Population Projection	2,588	14,986	74,320
Annual Growth 2020-2024	0.8%	-0.4%	-1.0%
Annual Growth 2024-2029	0.8%	0%	-0.4%
Median Age	40.4	43.4	38.8
Bachelor's Degree or Higher	42%	43%	28%
U.S. Armed Forces	0	3	231

Households

	2 miles	5 miles	10 miles
2020 Households	843	5,901	32,069
2024 Households	868	5,790	30,799
2029 Household Projection	904	5,777	30,103
Annual Growth 2020-2024	1.2%	0.5%	0%
Annual Growth 2024-2029	0.8%	0%	-0.5%
Owner Occupied Households	733	4,321	15,295
Renter Occupied Households	171	1,456	14,808
Avg Household Size	2.8	2.5	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$34.1M	\$213.4M	\$827.1M



Zoning Map



ABOUT US

SouthCore Real Estate, based in Albany, Georgia, is a full-service real estate brokerage firm which focuses on assisting clients with the buying, selling, leasing and property management of commercial real estate in South Georgia. Mike Everett is the owner/broker with over thirty years of real estate experience.



Mike Everett, Owner/Broker
mike@southcorerealestate.com
Office: 229.405.2483
Cell: 229.894.1925

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