



# Outparcels at Wal-Mart - Swainsboro, GA

414 S Main Street  
Swainsboro, GA 30401

(Latitude, Longitude)  
(32.58870, -82.32675)

- Land available in retail area with good visibility and signalized intersection.
- Anchored by Wal-Mart Supercenter

## ACREAGE AVAILABLE:

Various Size Tracts Available

\* Detailed information on sizes and pricing on Page 2.



## DEMOGRAPHICS:

	5 miles	10 miles	20 miles
2023 Population:	11,005	15,759	34,971
2023 Households:	4,165	5,879	13,580
2023 Median Household Income:	\$39,240	\$41,657	\$43,268

## TRAFFIC COUNTS:

Street:	Daily Count
S Main Street:	12,100

**Please contact our office for additional information.**

**The Temples Company**  
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301 Mosley Street (30474)  
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\* This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee or representation about the information. It is your responsibility to independently confirm its accuracy and completeness. 2414FEB

**ASKING PRICE:**

	Size (Estimated)	Wetlands	Net Usable Acres	Price
①	1.67 acres	0.15 <sup>(2)</sup>	1.52	\$245,000.00
⑥	1.03 acres	0.28 <sup>(2)</sup>	0.75	\$165,000.00
⑦	(1)	(1)	(1)	(1)
⑨/⑩	2.65 acres	0.87	1.88	\$135,000.00
⑪	1.80 acres	0.10 <sup>(2)</sup>	1.70	\$75,000.00

Note: <sup>(1)</sup> Parcel #7 to be Storm Water Retention Area to be included in ownership of Parcels 1-4.

<sup>(2)</sup> Wetlands not permitted.

