

## 3840 HWY 42

3840 Georgia 42, Locust Grove, GA 30248



### VIDEO

### PROPERTY DESCRIPTION

Explore the endless potential of this charming, historic property located just a few feet away from the heart of Locust Grove at 3840 Georgia 42, Locust Grove, GA, 30248. With approximately 6,360 SF of space across two stories, this renovated gem offers a perfect blend of historic allure and modern functionality. Zoned C-2, the property is exceptionally versatile and ideal for retail or restaurant investment. Boasting abundant street parking and high visibility on Highway 42, this prime location is a magnet for business opportunities. The spacious interior layout, complete with modern amenities and existing restaurant equipment, sets the stage for a myriad of possibilities. Don't miss the chance to make your mark in this iconic space.

### PROPERTY HIGHLIGHTS

- ±6,360 SF, two-story retail/restaurant opportunity.
- Renovated in 2018, maintaining historic charm. Ideal for retail or restaurant investment.

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### OFFERING SUMMARY

Sale Price:	\$1,250,000
Lease Rate:	\$16.00 - 19.50 SF/yr (MG)
Available SF:	1,560 - 4,800 SF
Building Size:	6,360 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	88	507	1,608
Total Population	255	1,463	4,705
Average HH Income	\$74,040	\$73,678	\$75,528

### ROCKY KAUFMANN

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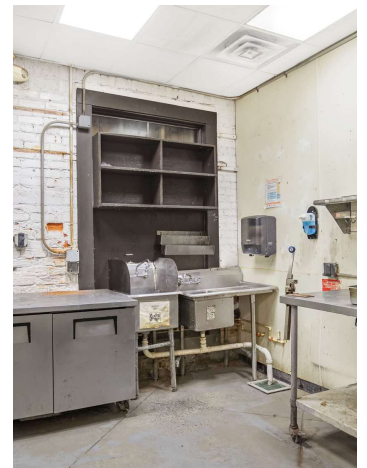
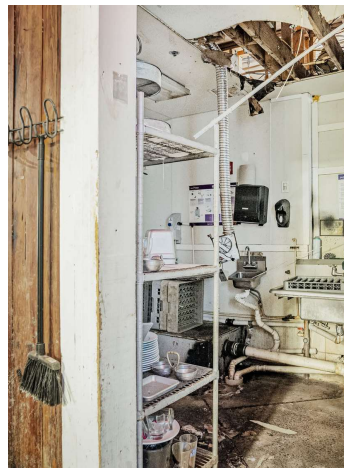
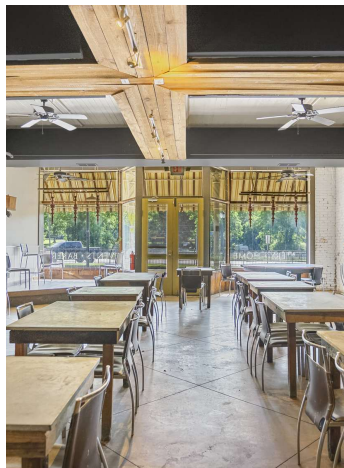
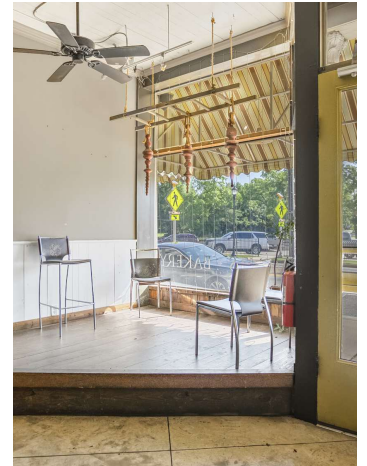
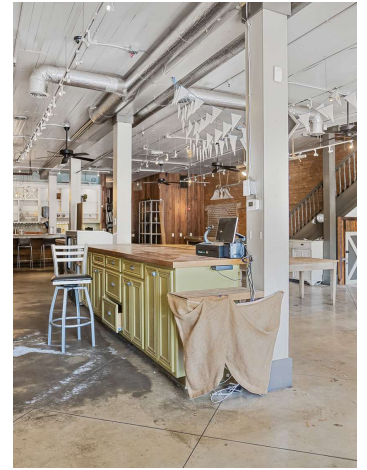
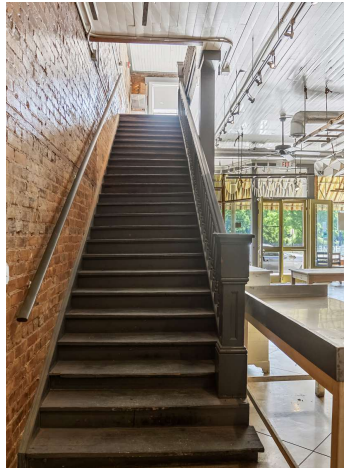
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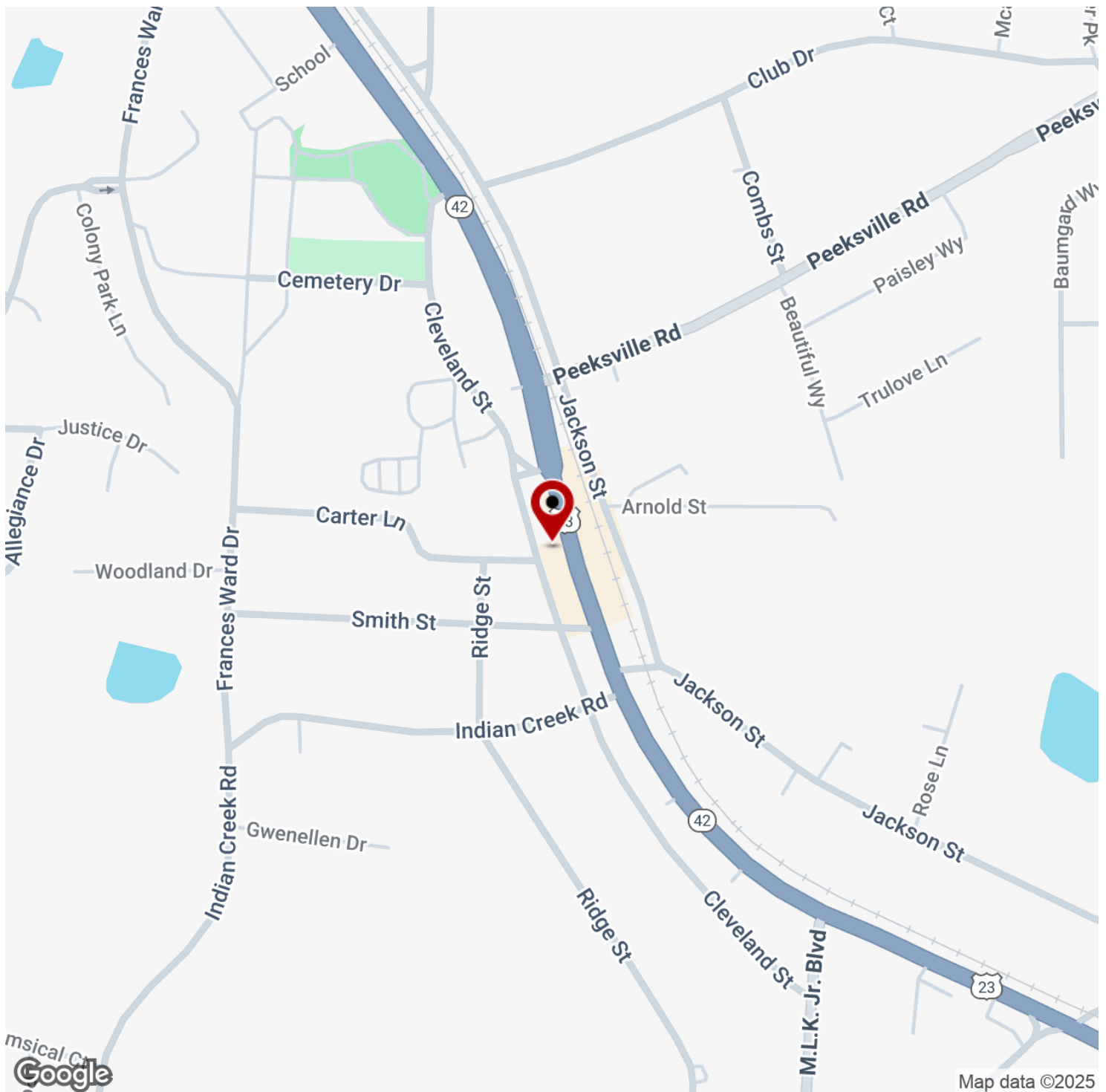
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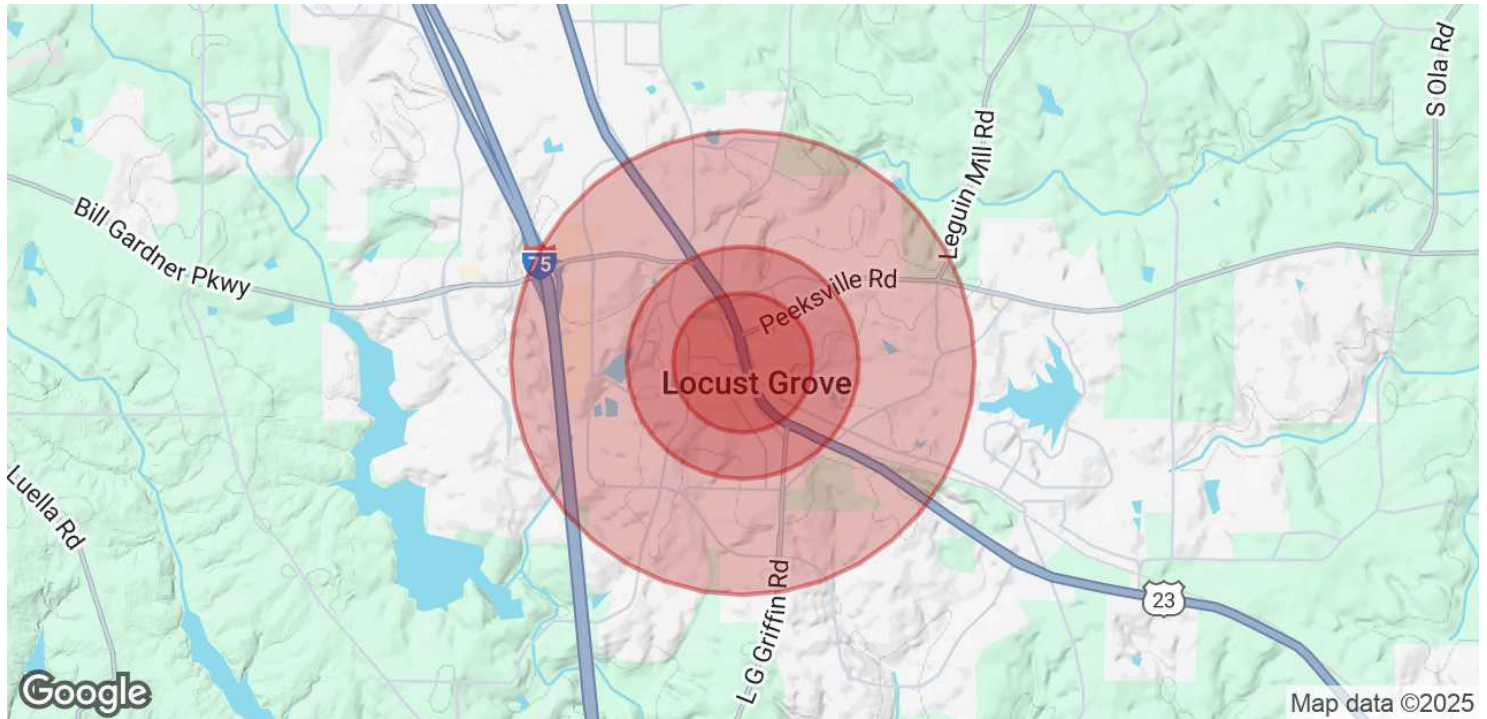
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	255	1,463	4,705
Average Age	36	36	36
Average Age (Male)	34	34	34
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	88	507	1,608
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$74,040	\$73,678	\$75,528
Average House Value	\$251,182	\$253,973	\$268,410

Demographics data derived from AlphaMap

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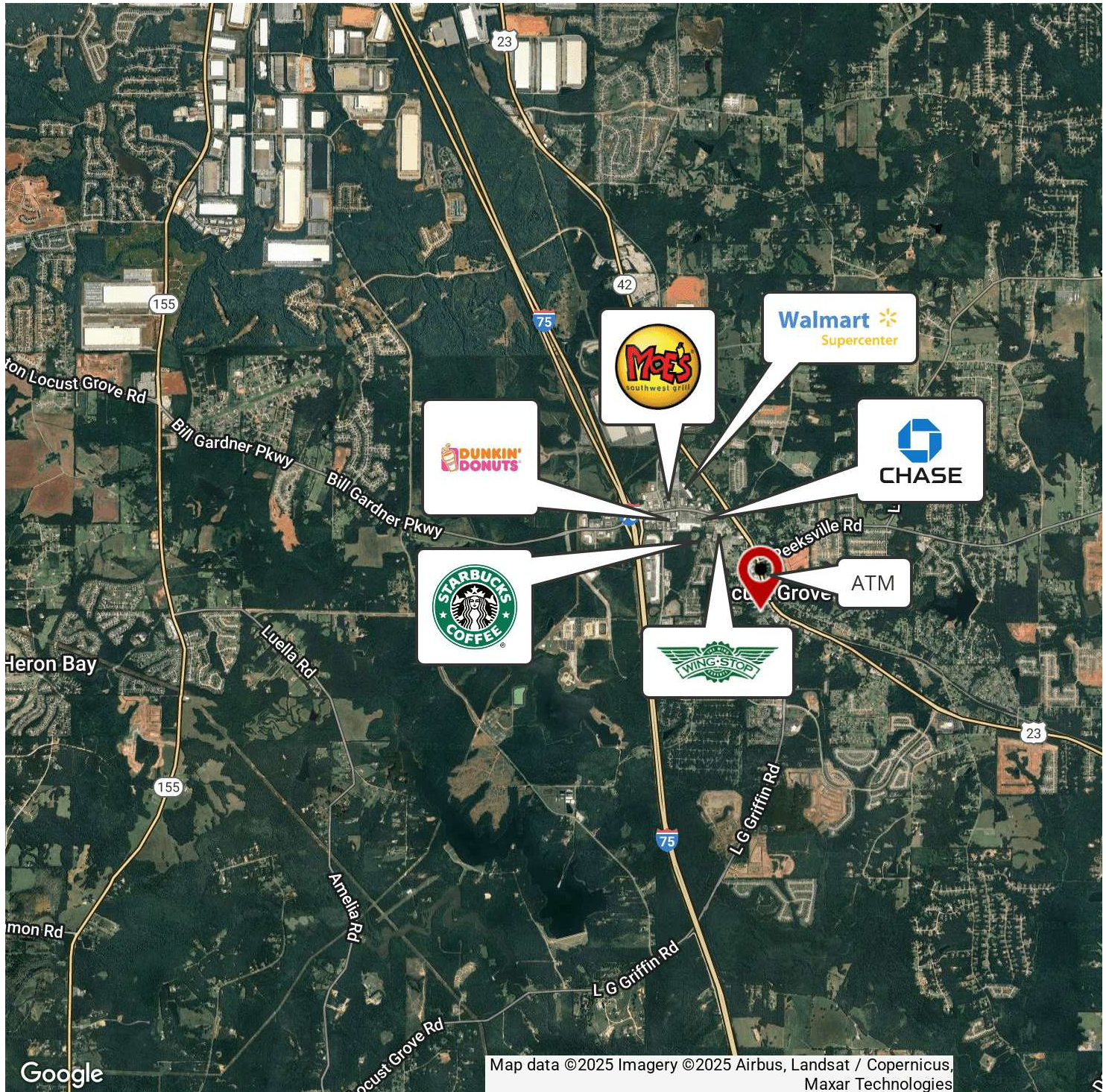
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