

# FOR LEASE

**709 NEW FRANKLIN RD/U.S. HWY. 27**

Lagrange, GA 30240



**LEASE RATE**

**\$7.00 SF NNN**

**Carson Cummings**  
(706) 289-2468

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### PROPERTY DESCRIPTION

Prime 2.77-acres of land and 15,788 SF of building space located on a main corridor in LaGrange, GA. In excess of 650 feet of frontage on U.S. Hwy 27 (709 New Franklin Rd) with multiple ingress/egress points. Frontage on Colonial Street and North Street, also. Building space may be subdivided.

### PROPERTY HIGHLIGHTS

- Great Location on U.S. Hwy 27
- High Traffic Area
- Excellent Visibility

### OFFERING SUMMARY

Lease Rate:	\$7.00 SF/yr (NNN)
Available SF:	15,788 SF
Lot Size:	2.77 Acres
Building Size:	15,788 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	907	2,393	4,859
Total Population	1,890	4,975	10,850
Average HH Income	\$34,141	\$39,210	\$44,190

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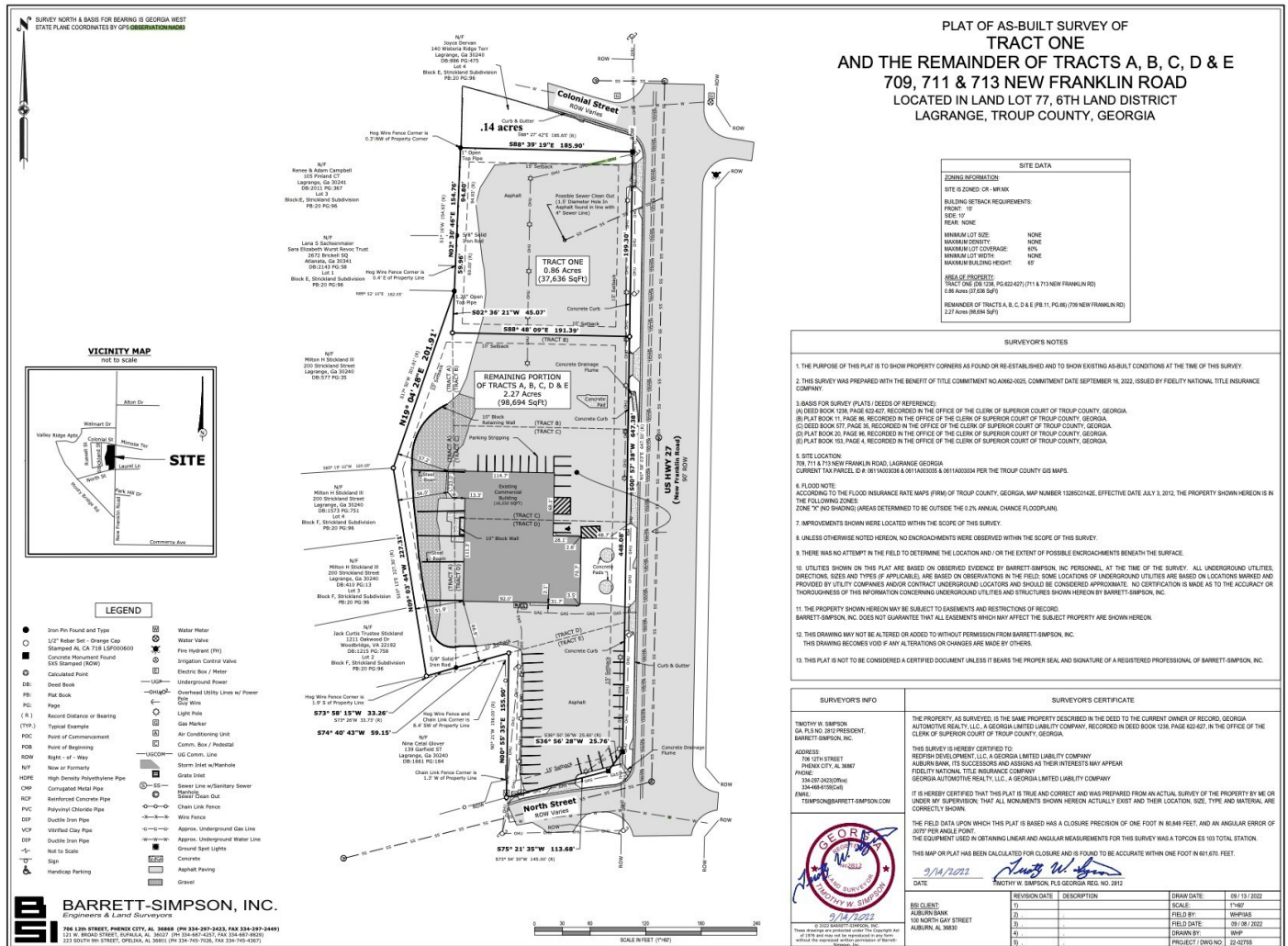


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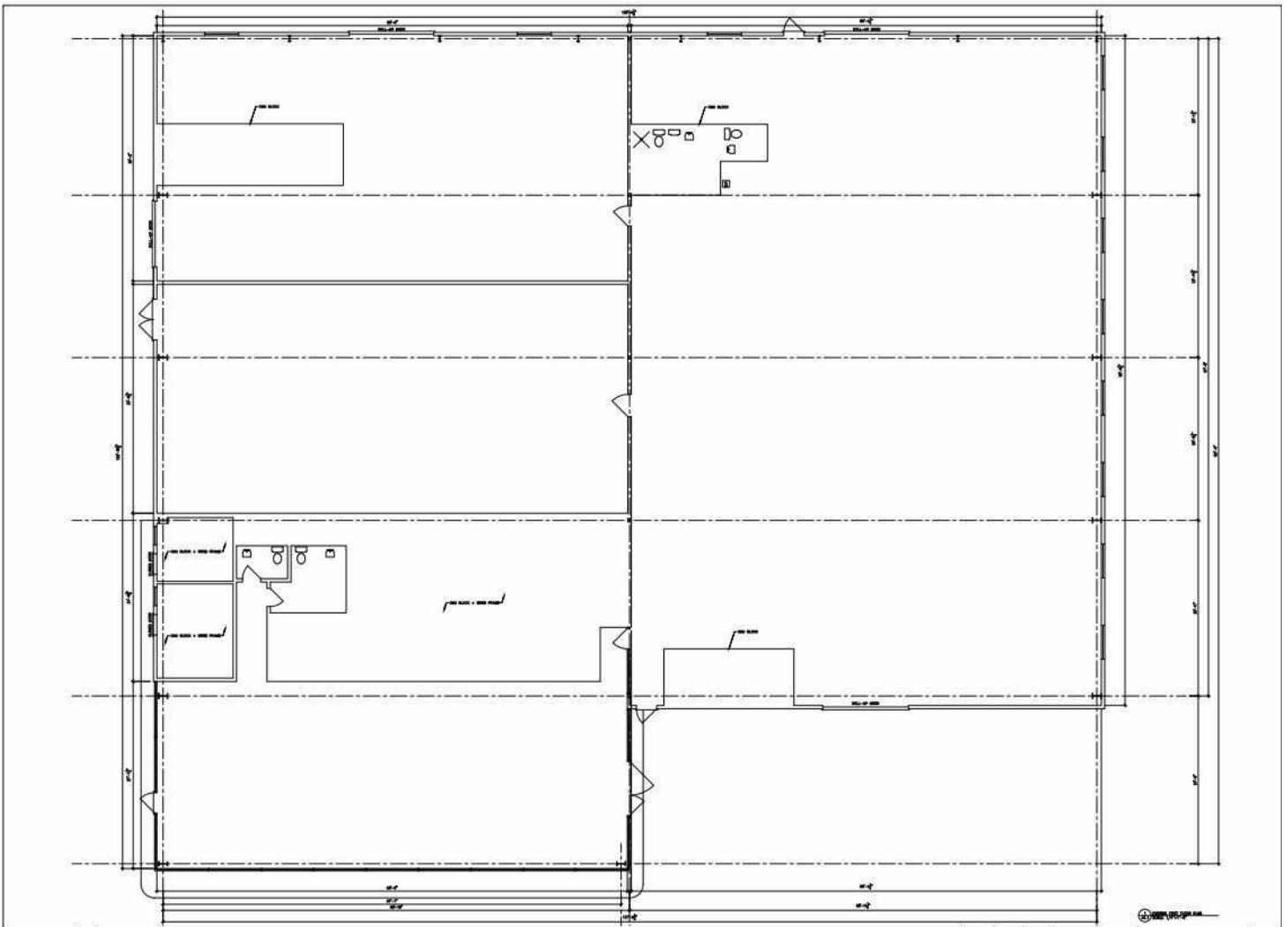
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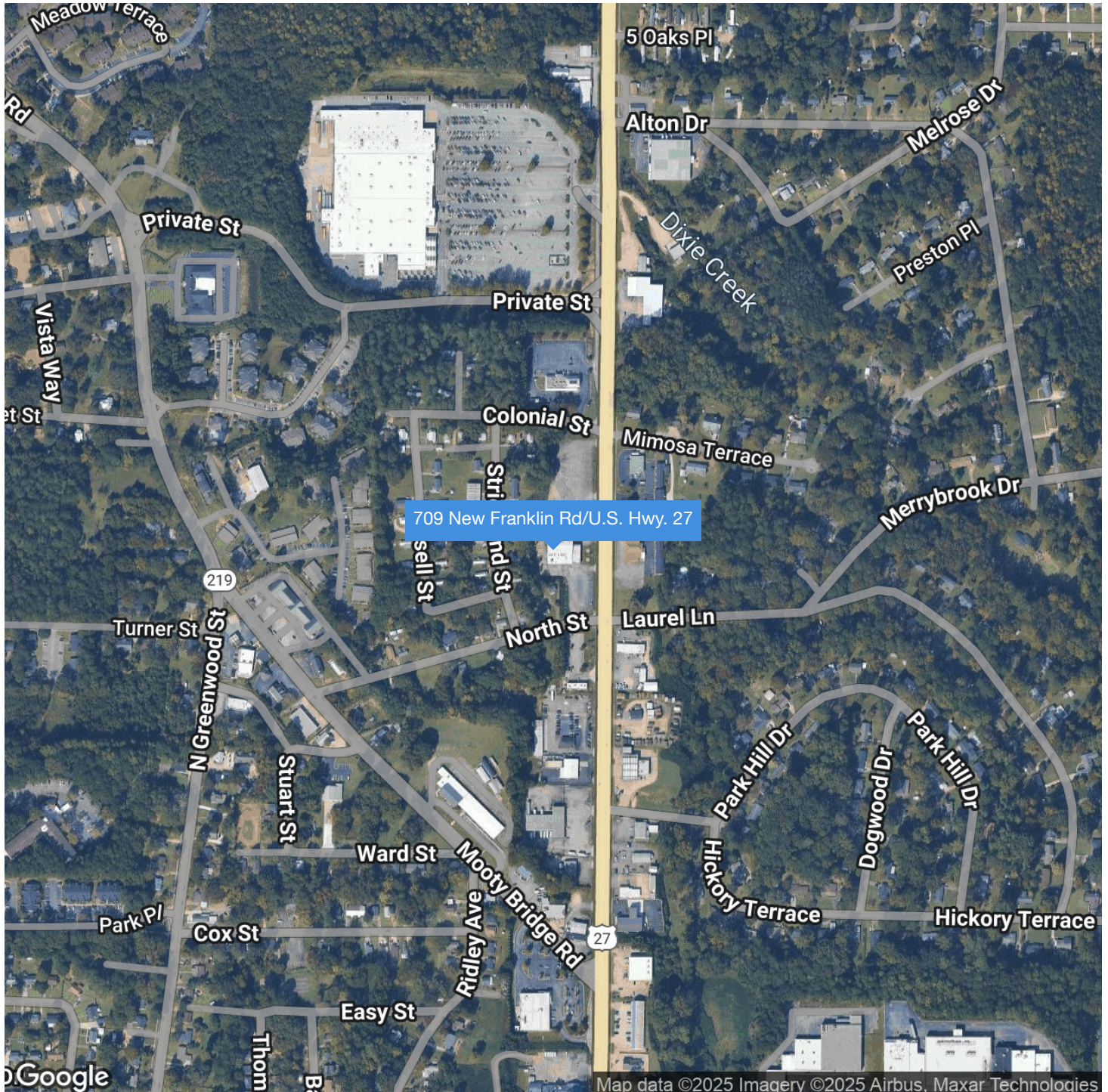
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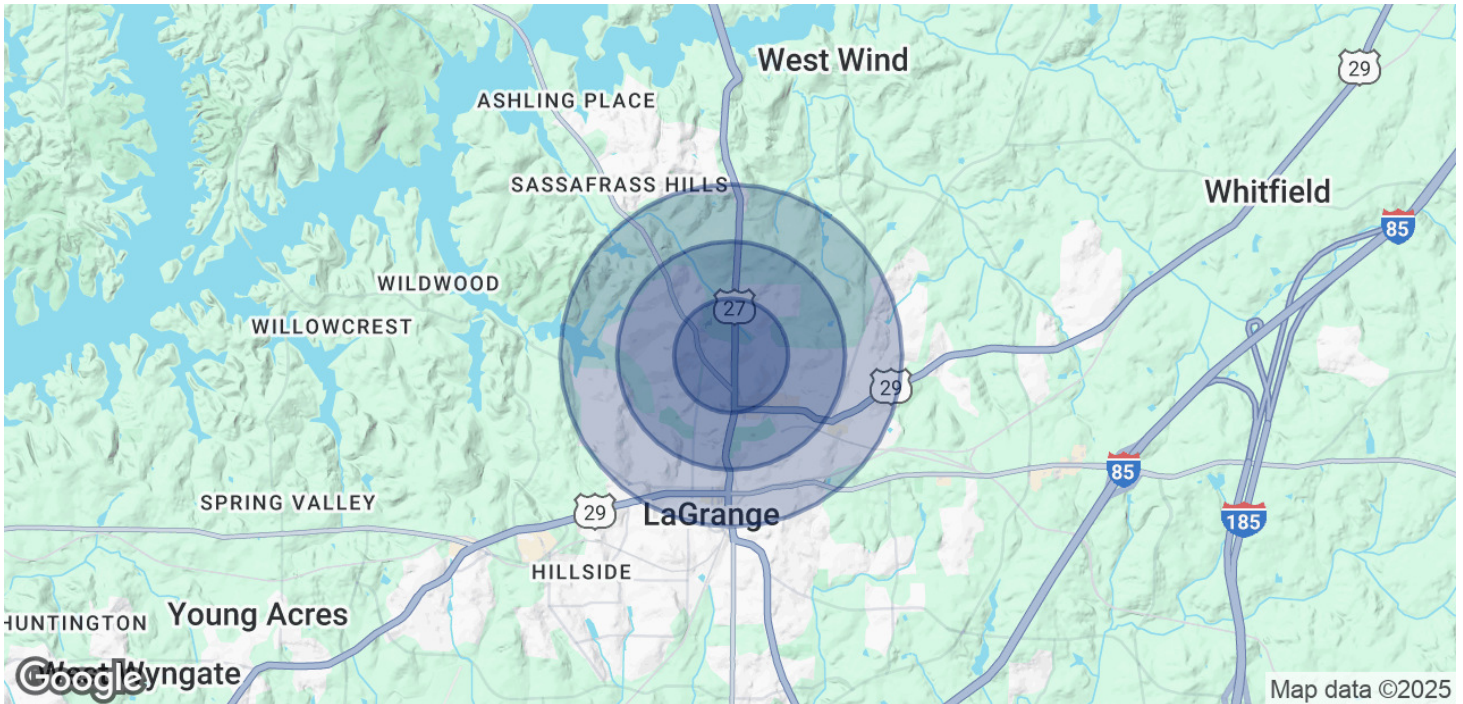
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,890	4,975	10,850
Average Age	31.5	34.9	34.4
Average Age (Male)	29.1	32.4	30.7
Average Age (Female)	33	37.3	37.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	907	2,393	4,859
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$34,141	\$39,210	\$44,190
Average House Value	\$69,576	\$81,016	\$95,269

2020 American Community Survey (ACS)

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