



Commercial Land Site

Highway 80, Statesboro, GA 31408

- ±0.9 acre land site opportunity for restaurant, fast food, retail or similar use
- Fully entitled with storm water drainage included
- Heavily trafficked area with ±22,500 vehicles per day along Highway 80, and ±21,800 vehicles per day along nearby Veterans Memorial Parkway
- Parking for 29 spaces
- Excellent traffic exposure, location and demographics
- Located adjacent to future Texas Roadhouse, Jim 'N Nicks, Five Guys, Mattress Warehouse and AutoZone, and across the street from a Lowes anchored shopping center
- Zoned CR, Commercial Retail

For Lease or Build-to-Suit

Lease Rate:

Please Inquire

Contact Us:

Ashley W. Smith, SIOR, CCIM

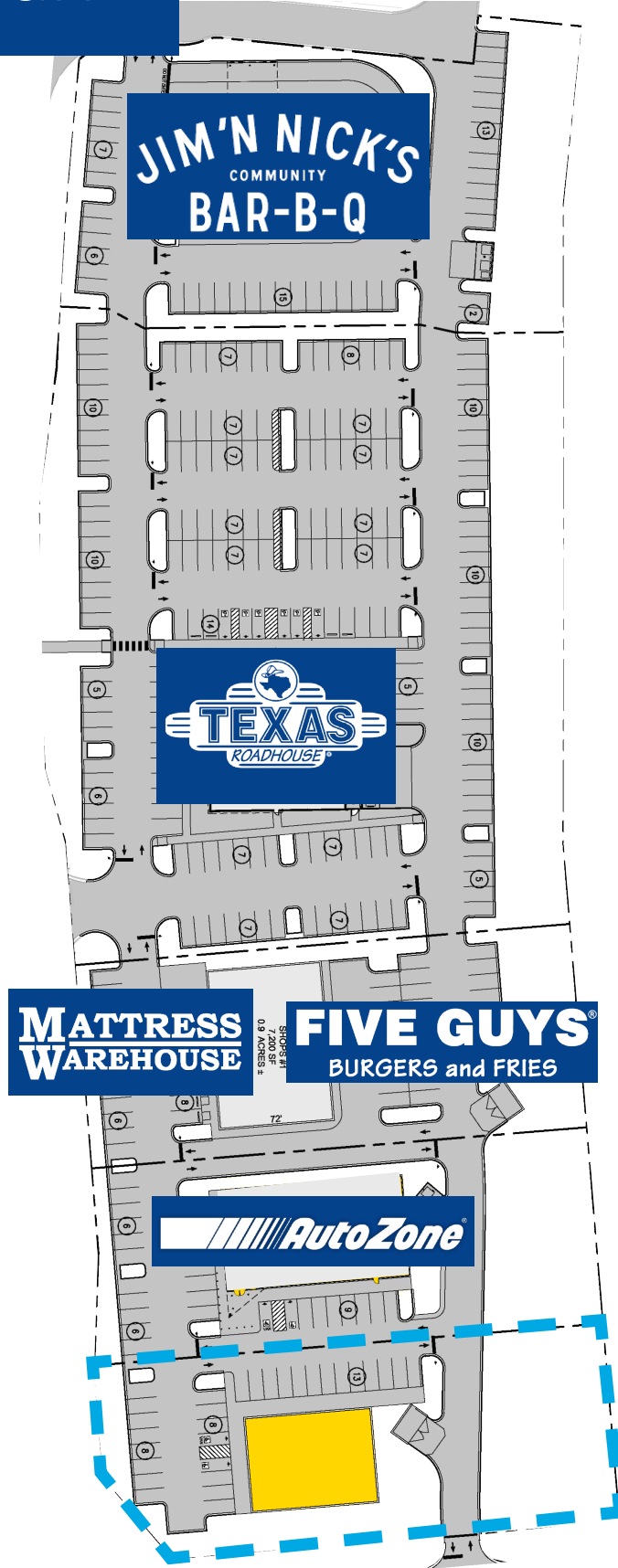
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Highway 80 Land | For Lease or Build-to-Suit

Proposed Plan

Highway 80



AVAILABLE

±4,800 SF Retail

±0.90 AC

Peg-Wen Boulevard

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Location Overview



Demographics

	1 Mile	5 Miles	10 Miles
Current Population	2,344	51,686	69,522
No. of Households	947	18,251	24,945
Avg. HH Income	\$69,864	\$58,967	\$63,312
Daytime Employees	4,286	20,304	23,672
Total Businesses	328	2,313	2,610
Traffic Counts	22,500 vehicles per day on Highway 80 21,800 vehicles per day on Veterans Memorial		

Source: CoStar & GDOT 2022

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