

FOR SALE

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

Lagrange, GA 30240



SALE PRICE

\$1,700,000

Carson Cummings

(706)289-2468

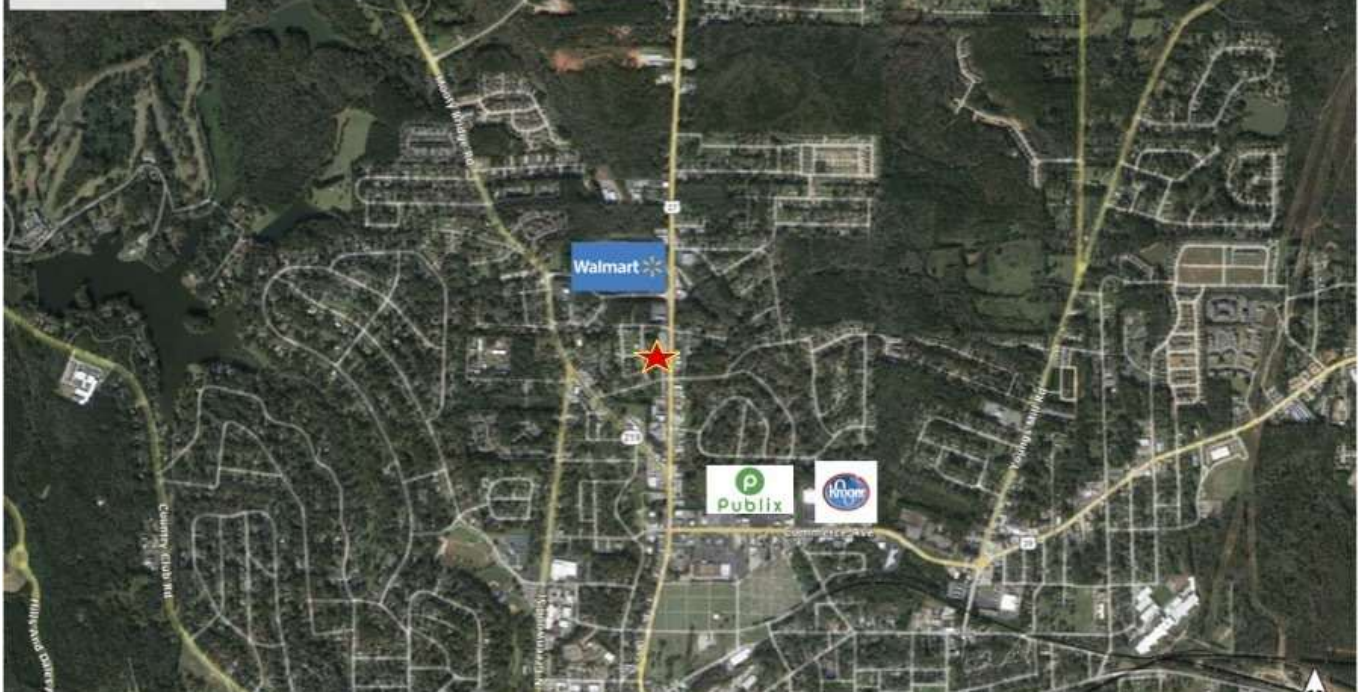
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PROPERTY DESCRIPTION

Prime three-acre parcel 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. Excellent opportunity to subdivide into multiple pads for redevelopment.

PROPERTY HIGHLIGHTS

- Excellent Location - Great Visibility
- High Traffic Area
- Excellent Opportunity for Redevelopment

OFFERING SUMMARY

Sale Price:	\$1,700,000
Lot Size:	3.27 Acres
Building Size:	15,788 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,393	15,413	23,320
Total Population	4,975	37,248	58,222
Average HH Income	\$39,210	\$51,073	\$58,432

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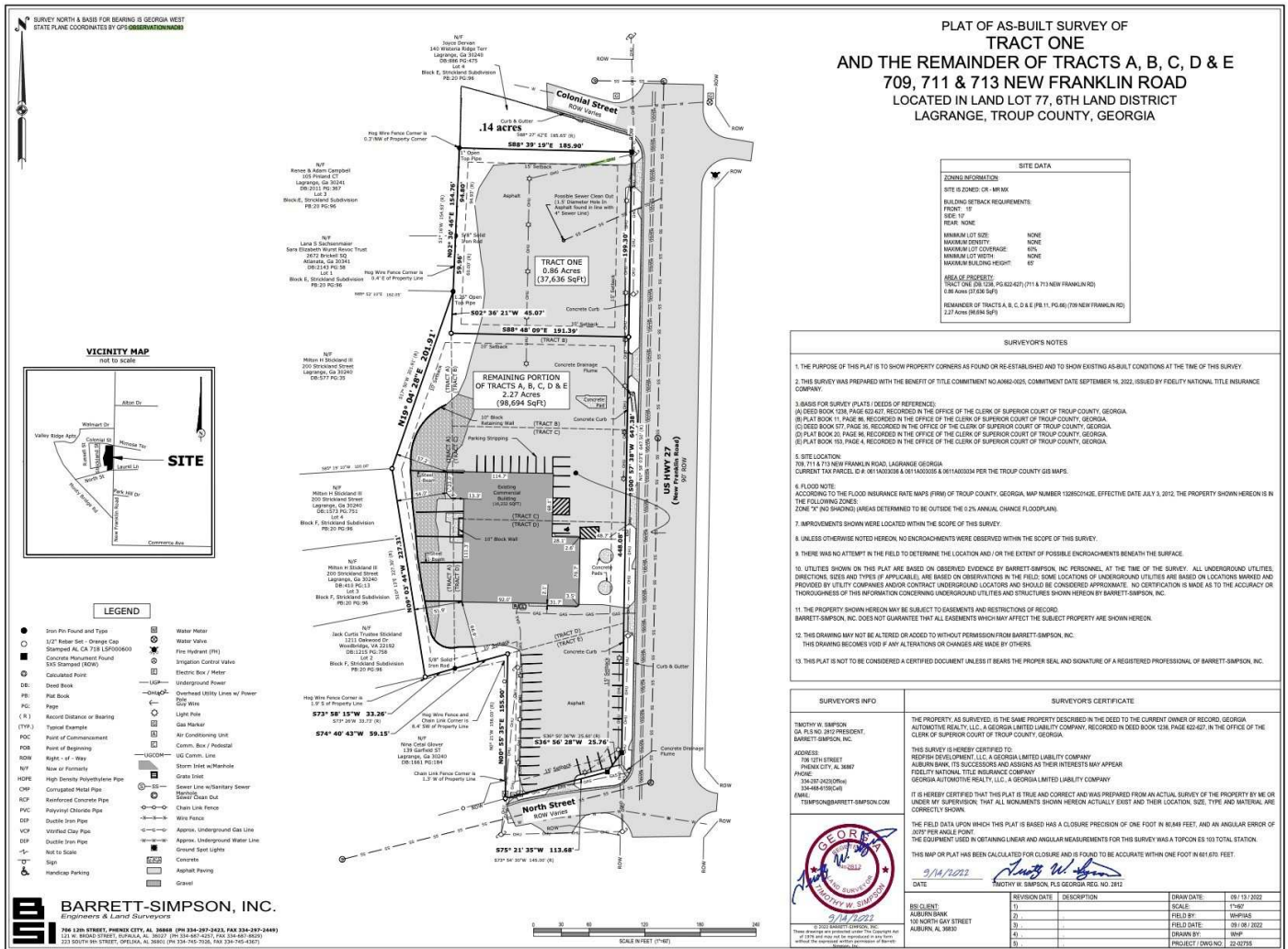


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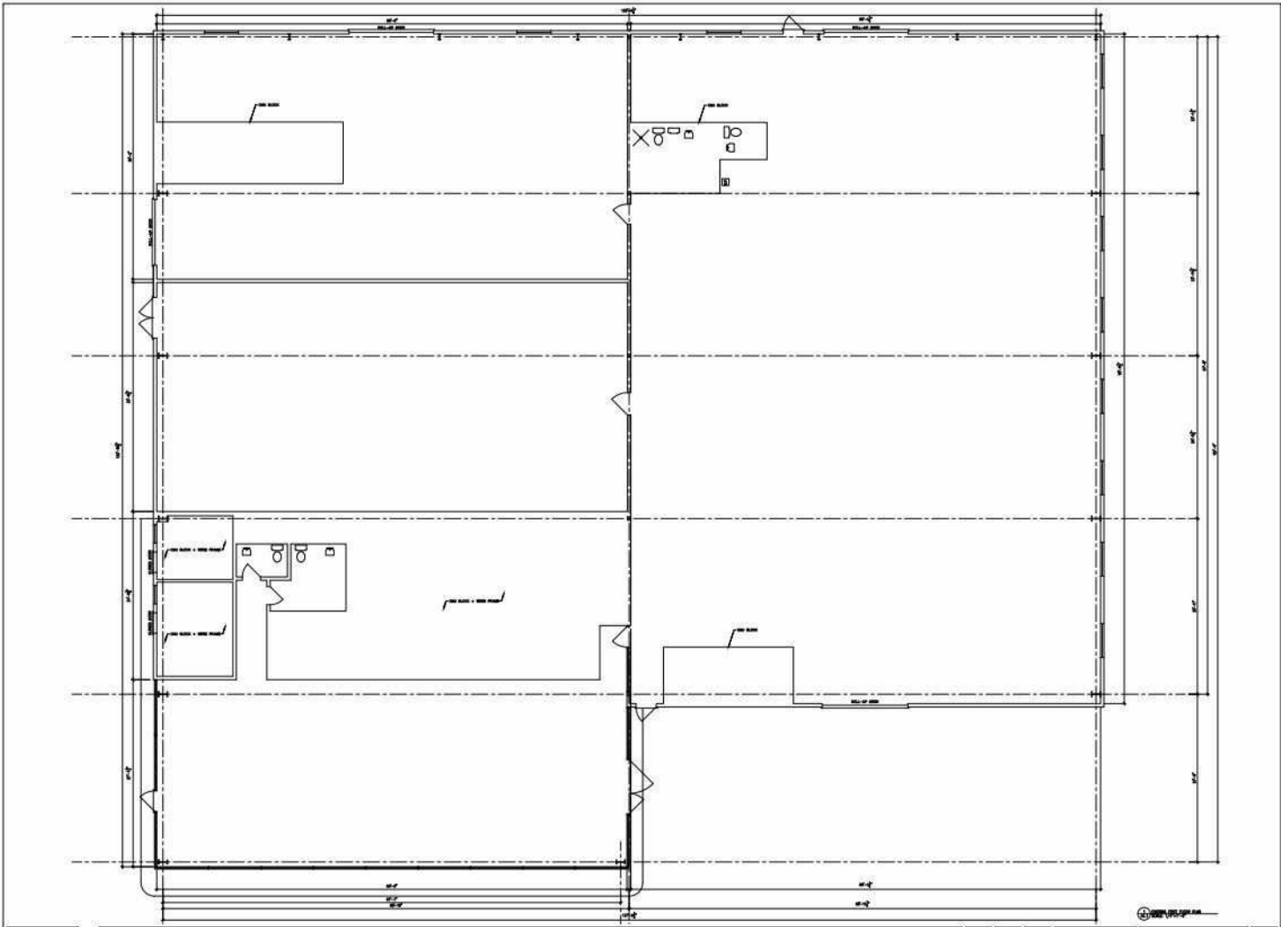


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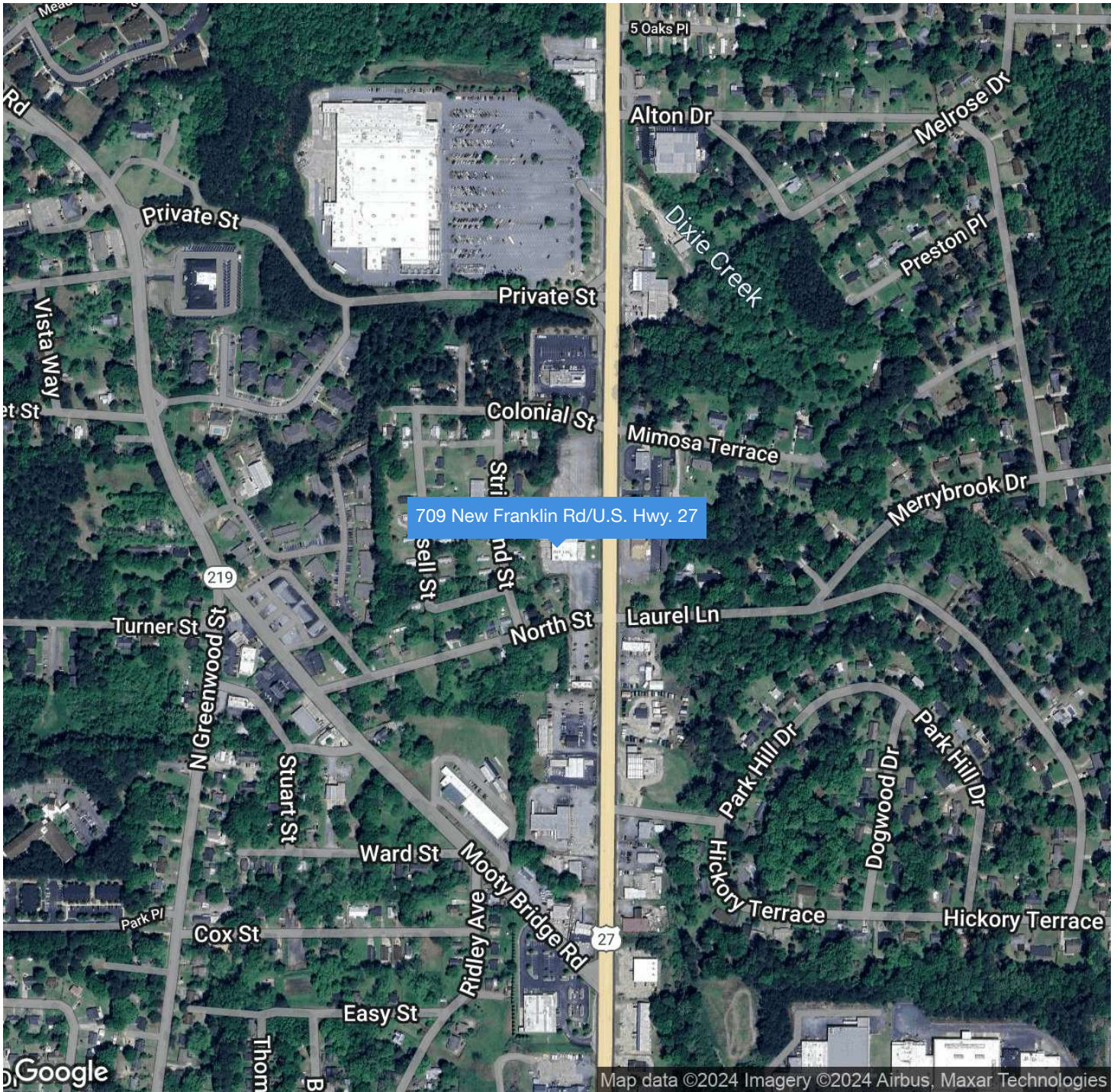


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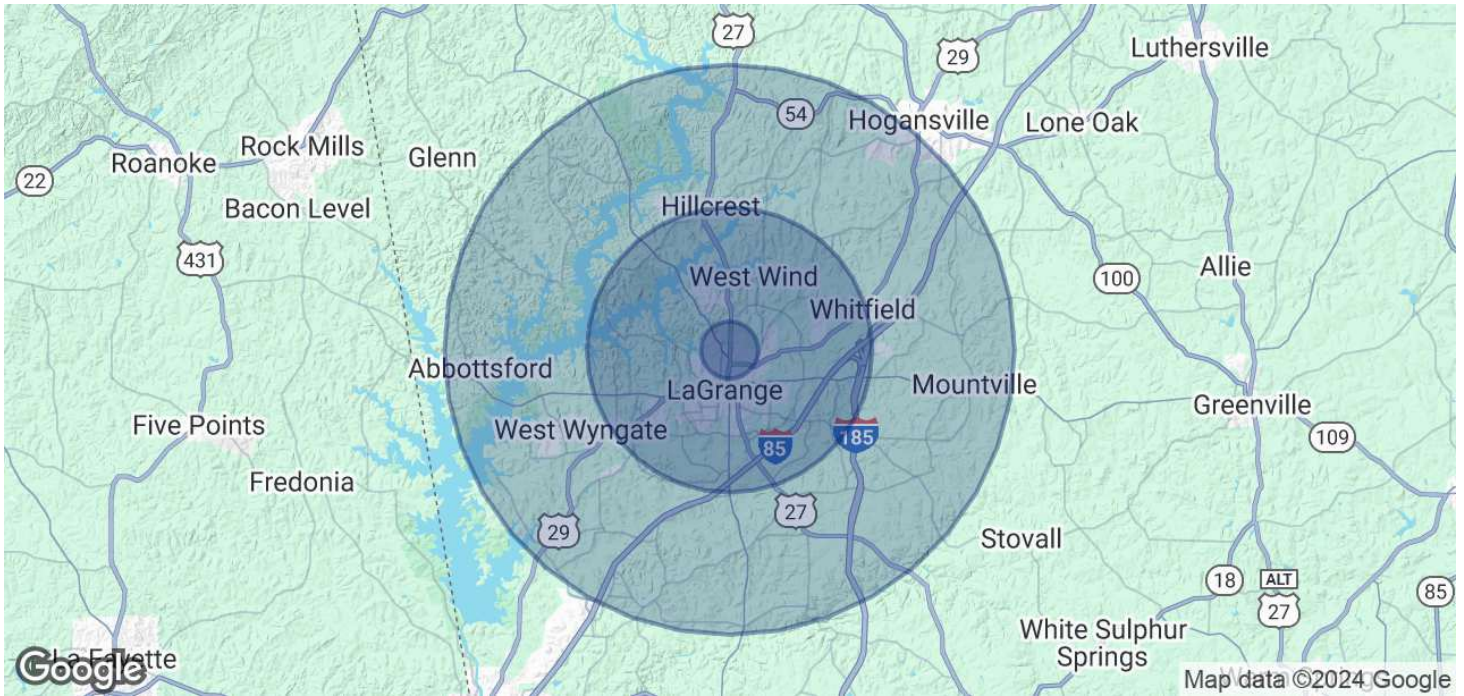


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,975	37,248	58,222
Average Age	34.9	34.5	36.7
Average Age (Male)	32.4	32.5	34.7
Average Age (Female)	37.3	35.9	37.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,393	15,413	23,320
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$39,210	\$51,073	\$58,432
Average House Value	\$81,016	\$132,110	\$143,259

2020 American Community Survey (ACS)

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