FOR SALE

2092 West Point Rd
LaGrange, GA 30240

± 3,610 SF
± 2.83 Acres

CALL FOR OFFERS!!!! All offers due 9/30/2026

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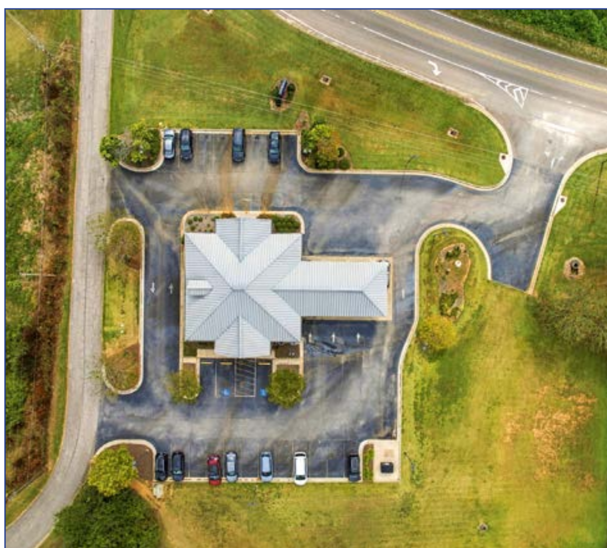
THE OFFERING PORTFOLIO SUMMARY

PROPERTY SUMMARY

Address	2092 West Point Rd LaGrange, GA 30240
Total SF	3,610 SF
Land Area	2.83 AC
Price	$800,000
Price/SF	$222/SF

PROPERTY FEATURES

- Retail bank branch
- 1.5 stories
- Owner-occupied
- 23 surface parking spots
- 3 drive-thru teller lanes, 1 drive-thru ATM



Colliers has been retained on an exclusive basis to offer an investment sale opportunity at 2092 West Point Rd, LaGrange, Georgia. The subject property is strategically positioned along one of LaGrange's primary commercial corridors, providing excellent visibility and accessibility within a growing West Georgia market. Located approximately 65 miles southwest of Atlanta, 40 miles northeast of Columbus, and within close proximity to Interstate 85, the property benefits from convenient access to major transportation routes serving the Southeast region.

The asset is situated within an established commercial area that supports a variety of office, service, retail, and development uses. Its location along West Point Road places it near major employers, healthcare facilities, industrial parks, and expanding residential neighborhoods, making it well-positioned to capitalize on continued economic growth throughout Troup County. The property's accessibility, visibility, and surrounding commercial activity create an attractive opportunity for investors, owner-users, or developers seeking a presence in one of West Georgia's most active growth corridors.

The LaGrange market continues to benefit from its strategic location between Atlanta, Columbus, and Auburn-Opelika, providing direct access to a large regional labor pool and transportation network. Economic growth in the area is anchored by significant manufacturing and industrial investment, most notably Kia Georgia's automotive manufacturing facility and the extensive network of suppliers that support the automotive sector throughout West Georgia and East Alabama. These investments continue to drive job creation, population growth, and commercial development, reinforcing LaGrange's position as a key economic hub within the Southeast.

This offering presents buyers with an exceptional value-add opportunity on a 2.83-acre property featuring multiple potential revenue streams. Priced significantly below replacement cost, the asset offers compelling investment value. The building is currently configured to accommodate two tenants, while more than four acres of paved outdoor storage provide the opportunity for an additional income-producing use or a potential third tenant.

THE OFFERING INVESTMENT HIGHLIGHTS

Prime West Point Location

Located along one of LaGrange's primary commercial corridors with strong visibility and access to employers, retail, and residential growth.

Excellent Regional Accessibility

Just minutes from I-85, providing direct connectivity to Atlanta, Columbus, Auburn-Opelika, and the broader Southeast market.

Growing West Georgia Market

Positioned within a market benefiting from continued population growth, economic development, and expanding commercial investment.

Strong Employment Base

Supported by major regional employers including Kia Georgia, WellStar West Georgia Medical Center, and a diverse network of manufacturing and service-sector businesses.

Established Commercial Corridor

Surrounded by complementary office, retail, healthcare, and professional service users that help drive consistent traffic and business activity.

Proximity to Major Economic Drivers

Convenient access to Kia Georgia and the surrounding automotive supplier network that continues to fuel job growth & regional investment.

OFFERING MEMORANDUM

INVESTMENT HIGHLIGHTS

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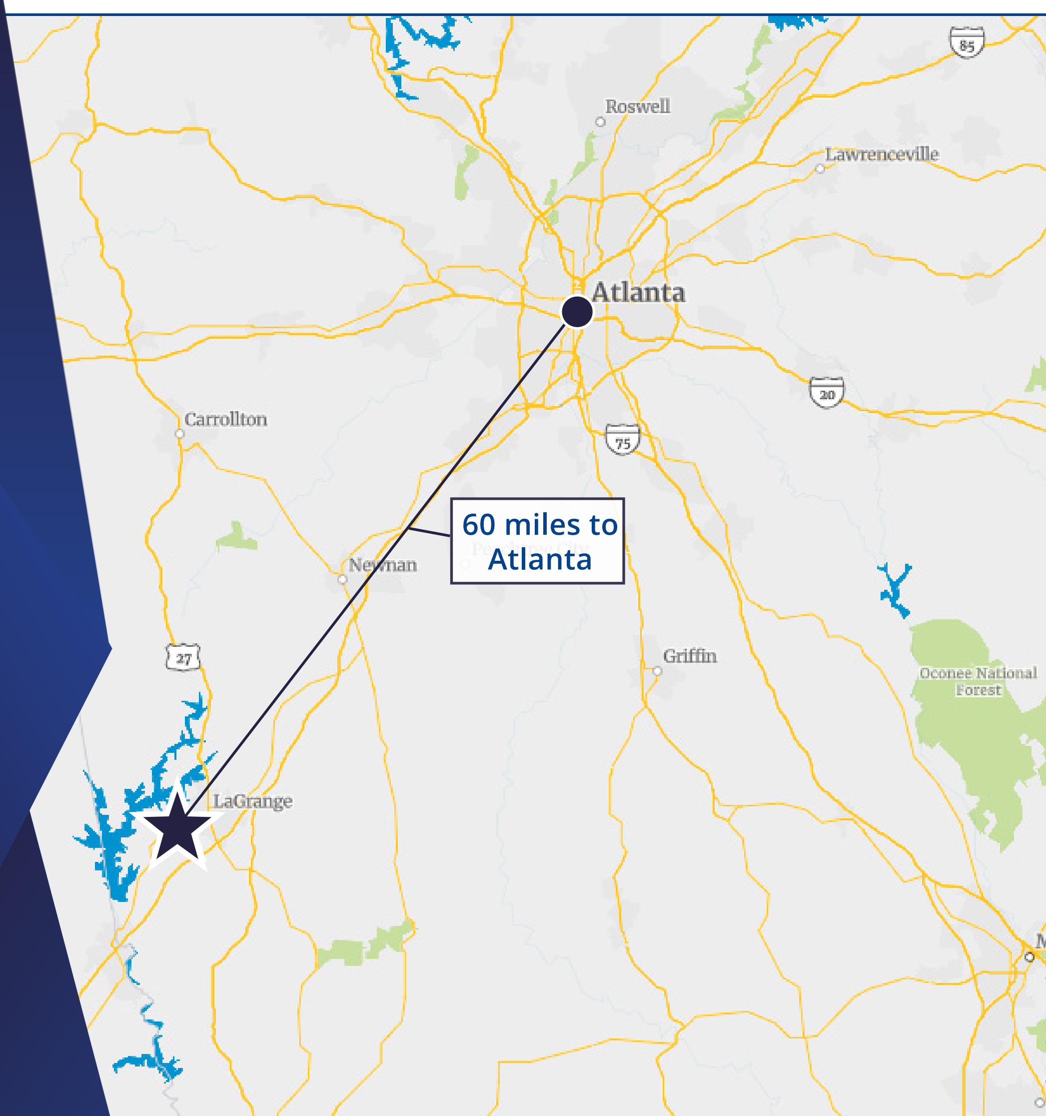
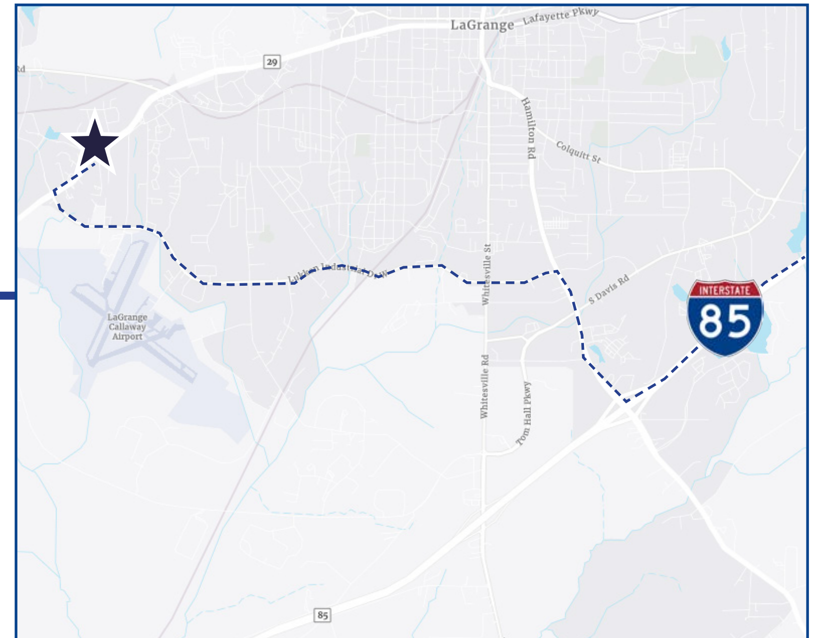


LOCATION OVERVIEW



- ± 3 Miles to I-85
- ± 60 Miles SW of Atlanta
- ± 40 Miles N of Columbus
- Adjacent to Wellstar West GA Medical Center
- Located along Hwy 92 / West Point Rd Corridor

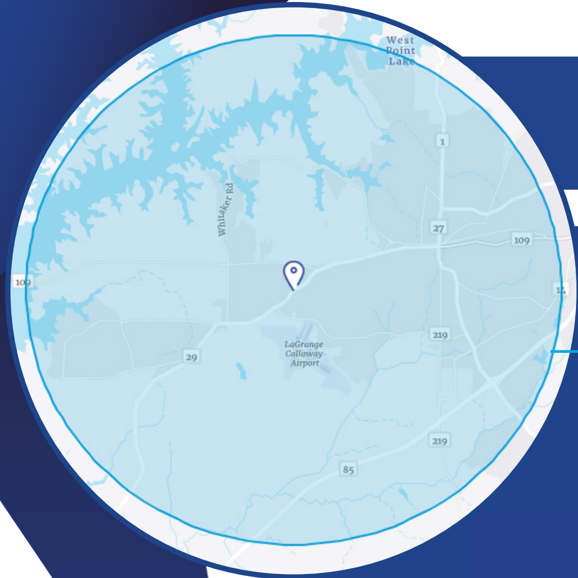
85

DISTANCE:
3 MILES

The facility is located in LaGrange, Georgia along West Point Road, with convenient access to I-85, approximately 65 miles southwest of downtown Atlanta and just 3 miles from the interstate.

INVESTMENT HIGHLIGHTS

Calhoun is a well-established industrial hub in northwest Georgia, with the property offering convenient access to I-75 and strong connectivity throughout the Southeast.



INVESTMENT HIGHLIGHTS

DEMOGRAPHICS

Within a 5 mile radius of the subject property

39,083	15,368	2.50	38.1	$56,260	$268,404
Population	Households	Avg size household	Median age	Median household income	Median home value

Mortgage indicators

$8,289
Avg spent on mortgage & basics

28.1%
Percent of income for mortgage

Population by generation

4.0%
Greatest gen: born 1945/earlier

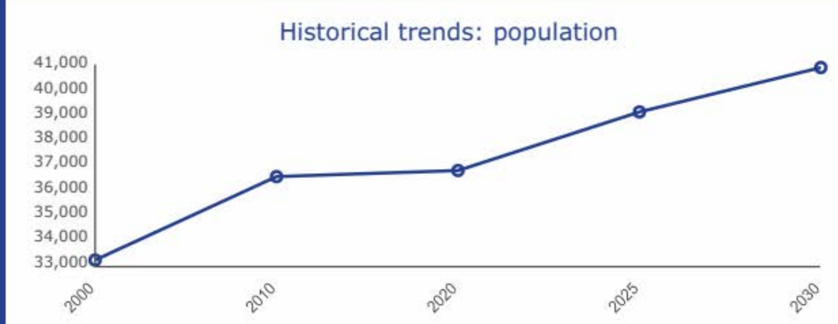
18.4%
Baby boomer: born 1946 to 1964

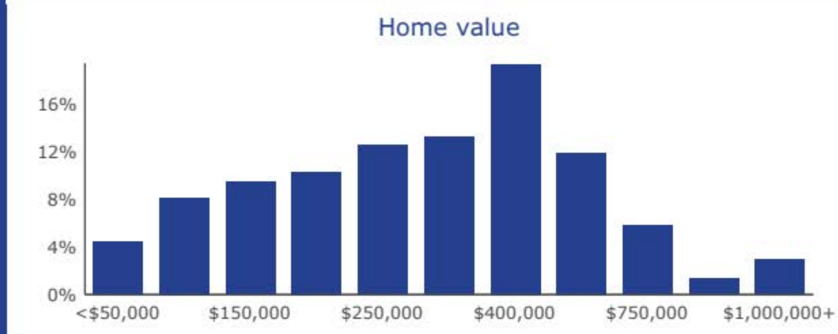
17.9%
Generation x: born 1965 to 1980

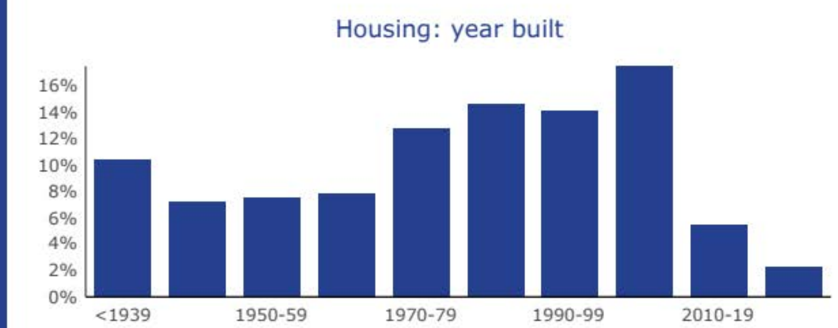
23.3%
Millennial: born 1981 to 1998

23.6%
Generation z: born 1999 to 2016

12.8%
Alpha: born 2017 to present







OFFERING MEMORANDUM

PROPERTY OVERVIEW

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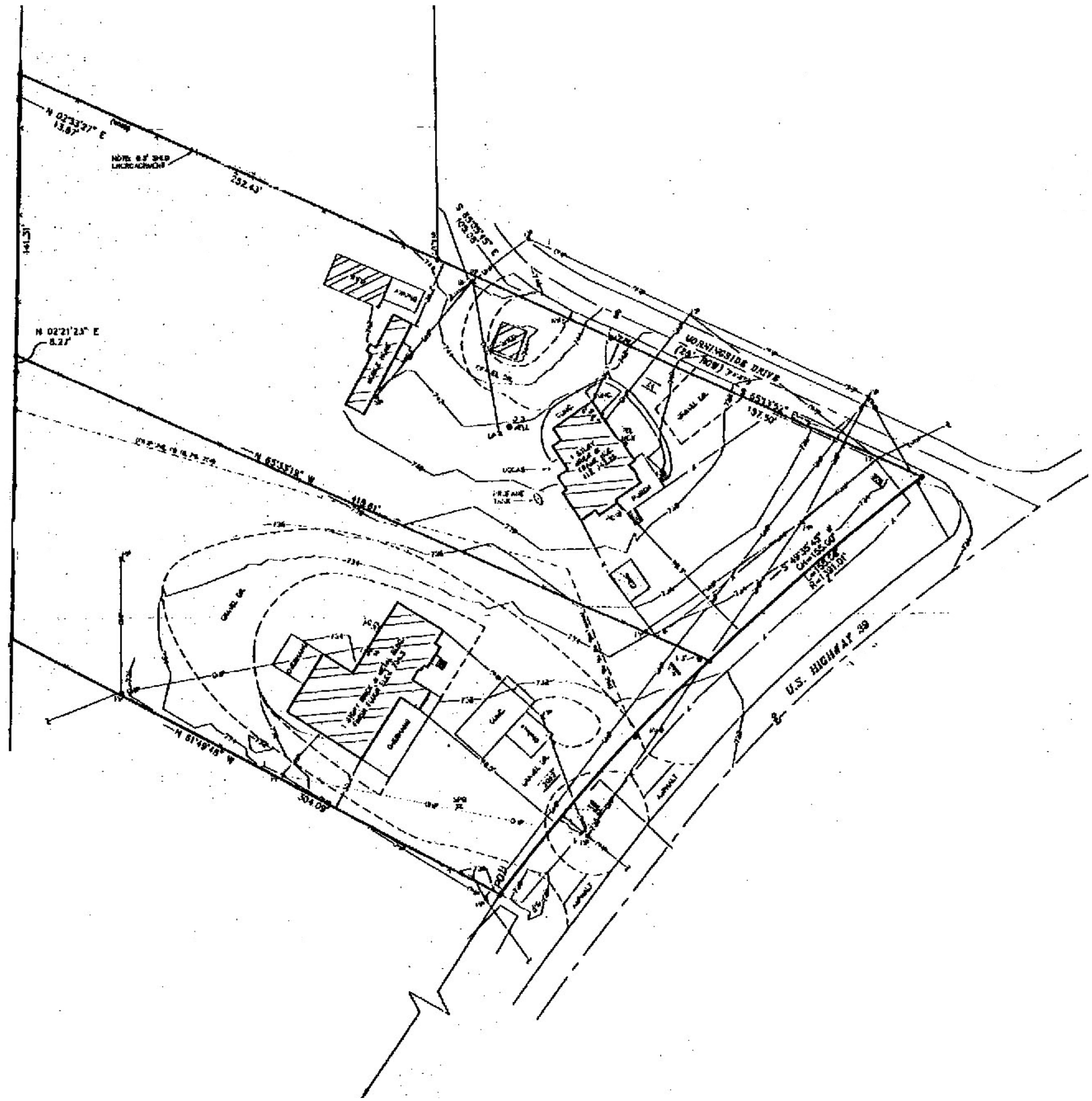
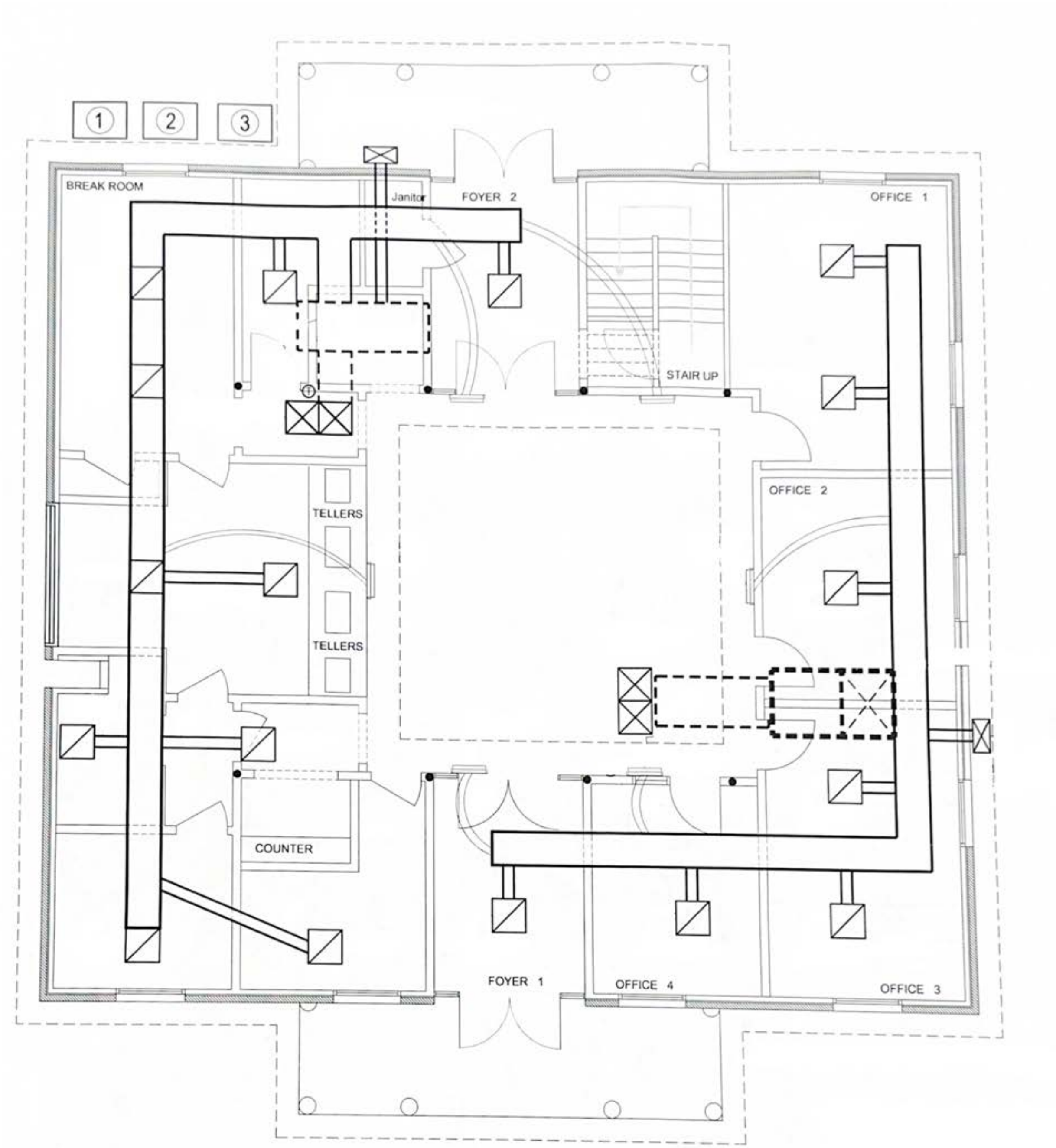
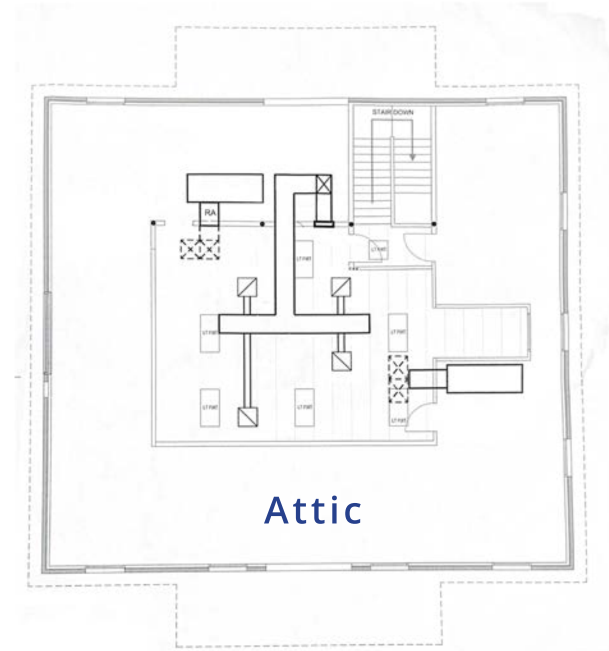
Address	2092 West Point Rd
County	Troup County
Submarket	West Georgia
Zoning	CR-MX
Taxing Authority	City of LaGrange
Land Area	2.83 AC
Total SF	3,610 SF
Year Built	2008
Traffic Count	± 16,000 VPD on West Point Rd
Parcel ID	0711A000027
Parking	23 Surface 3 Drive-Thru Tellers 1 Drive-Thru ATM




1
2
3
BREAK ROOM
Janitor
FOYER 2
OFFICE 1
STAIR UP
OFFICE 2
TELLERS
TELLERS
COUNTER
FOYER 1
OFFICE 4
OFFICE 3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PROPERTY OVERVIEW

Property Photos

OFFERING PROCESS

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The Property at 2092 West Point Rd is being offered for sale to principals only, on an "as-is" basis, subject to the Limiting Conditions described in this Offering Memorandum and the Confidentiality Agreement.

Prospective purchasers should recognize the following:

- Property Tours: To arrange a property tour, please contact Dany Koe at +1 404 729 4759 or dany.koe@colliers.com or KB Yabuku at 770 539 5151 or kb.yabuku@colliers.comInitial Bids: During the marketing process, Colliers will deliver instructions to prospective purchasers at the appropriate time identifying the initial bid date and outlining information to be incorporated into purchase offers, which may include the following:
    - Purchase price, earnest money deposit, due diligence contingencies and closing date
    - Experience acquiring similar properties
    - Details regarding capital sources (both debt and equity
    - Investment approval process
- Due Diligence Materials: With Seller's approval, Colliers will make available to qualified purchasers relevant due diligence materials as applicable and available, such as the leases, title reports, easement agreements, survey, and property reports.

Limiting Conditions:

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition or financing of 2092 WEst Point Rd, described herein as (the "Property") and is not to be used for any other purposes or made available to any other person without the express written consent of the Owner or Colliers International - Atlanta, LLC ("Colliers"). This Offering Memorandum contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which Prospective Purchasers may desire. The material in this Offering Memorandum has been compiled by Colliers from sources considered reliable and has not been independently verified by Colliers. Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents but rather only outline some of the principal provisions contained therein. Prospective Purchasers should review all legal documents, which are available from Colliers, and make their own conclusions. Additional information and an opportunity to inspect the Property will be made available to interested and qualified Prospective Purchasers. Neither the Owner nor Colliers, nor any of their respective officers, agents or employees, have made any representations or warranties, expressed or implied, as to the accuracy or completeness of this Offering Memorandum, or the information contained herein, or any additional information provided. This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the advisability of purchasing the Property described herein. No liability is assumed by and none shall be asserted against the Owner or Colliers on account of any statements, descriptions or information, or projections or estimates, contained herein or omitted here from. The Owner reserves the right, at its sole discretion, to reject any or all offers to acquire the Property and/or to terminate discussions with any Prospective Purchaser, at any time, with or without notice. The Owner expressly reserves the right to sell the Property on any basis or using any criteria. In addition, the Owner expressly reserves the right, at its sole discretion to withdraw the Property offered herein, and supplement, change, amend, bifurcate, or reduce the Offering Memorandum.

At Colliers, we are **enterprising**

63
countries on 6 continents

$4.6B
in annual revenue

$92B
assets under management

53,000
sale and lease transactions

2B
square feet under management

18,000
professionals and staff

Statistics are for year-end 2022 and in U.S. dollars.
Number of countries includes affiliates and as of January 2023.

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 62 countries, our 17,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 27 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of 20% for shareholders. With annual revenues of $4.3 billion and $57 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

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