



1.17  
**ACRES**

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SHARPSBURG, GA  
FISCHER CROSSING

OUTPARCEL TRACT 3 AT FISCHER  
CROSSING

OVER 37,089 VPD ON HWY 54

ADJACENT TO COSTCO, NCG  
CINEMAS, WENDY'S AND  
JIM N NICKS

**PL** PaceLynch  
REALTY

**OUTPARCEL FOR SALE**



# PROPERTY DESCRIPTION

- **PROPERTY SIZE**  
1.173 Acres Useable  
2.413 Acres Total
- **ZONING**  
C-7 Commercial Major Shopping
- **POTENTIAL USES**  
Shopping Centers and/or Malls  
Allowing Retail and Service Uses
- **UTILITIES**  
All Major Utilities Readily Available
- **ROAD FRONTAGE**  
~330 Feet
- **PRICE**  
\$825,000 [\$703k/Useable AC]

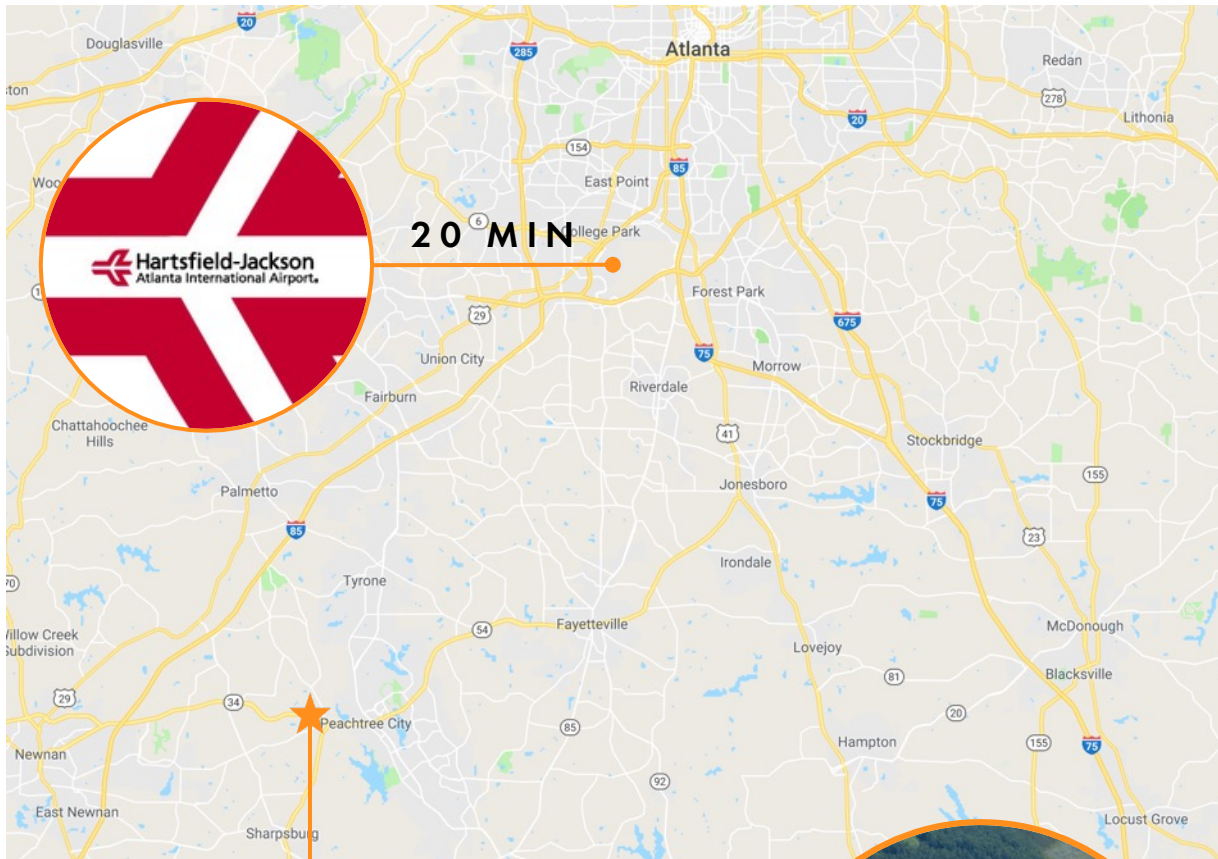


**CONTACT US**

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# PROPERTY DEMOGRAPHICS



20 MIN

Hartsfield-Jackson  
Atlanta International Airport

**SUBJECT**



## POPULATION

### 5 MILE RADIUS

2021	62,992
2026 PROJECTION	68,991
POP GROWTH 2021-2026	1.9%
AVG AGE	43.10

## HOUSEHOLDS (HH)

### 5 MILE RADIUS

2021 TOTAL HOUSEHOLDS	22,713
2021 AVG HH INCOME	\$125,214
MEDIAN HOME VALUE:	\$303,020

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