

# RETAIL OUTPARCELS FOR SALE

0 HWY 155 & FROG RD  
LOCUST GROVE, GA, 30248



Pumps

2,250 SF

2,250 SF

4,800 SF

2,250 SF

2,250 SF

Parcel 3  
7.53 Acres For Sale

Parcel 2  
1.38 Acres For Sale

Detention Pond

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## AVISON YOUNG

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First Christian  
Church of Atlanta

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**PARCEL 3**  
**(7.53 ACRES)**

**PARCEL 2**  
**(1.38 ACRES)**

**FROG RD**

**HWY 155**

2,350 SF  
2,350 SF  
4,800 SF  
2,350 SF  
2,350 SF



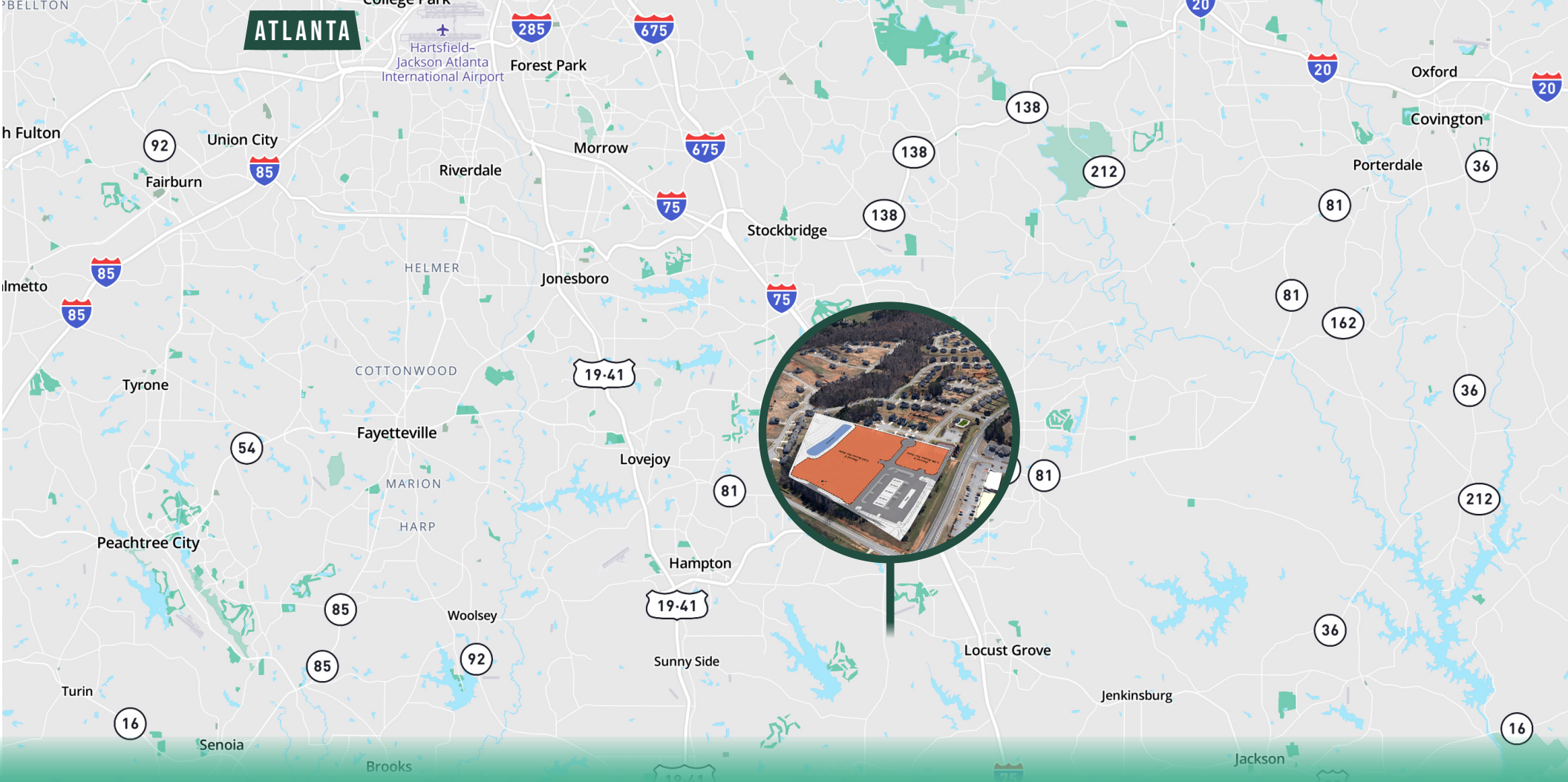




## PROPERTY SPECIFICATIONS

Address:	0 Hwy 155 & Frog Rd
Submarket:	Locust Grove / Henry County
Zoning:	Commercial
Adjoining Property Use:	The adjoining property is under construction as a 13,800 SF brick Chevron convenient store with four (4) attached retail units, each consisting of 2,250 SF.
Available Lots:	Parcel 3 (7.53 AC) & Parcel 2 (1.38 AC) Both Graded, Development Ready Sites with All Utilities Available.
Access:	Each parcel benefits of access from Frog Rd, Hwy 155 and Gilliam Ct.
Nearest Major Intersection:	Hwy 155 & Frog Rd
Vehicles/Day:	25,763





# AREA

# AMENITIES

- > 0 Hwy 155 & Frog Rd offers easy access to Hwy 155 & I-85 with connected ingress/egress and a variety of alternative transit options no matter your neighborhood
- > With approximately 17,000 dwelling units within 5 miles, this site is the only convenient store location within immediate proximity to the surrounding neighborhoods.
- > Existing Four-Way Signal at Frog Rd and Hwy 155 Intersection.

## DEMOGRAPHICS 3 Miles



Population

**41,315**



Median Age

**40**

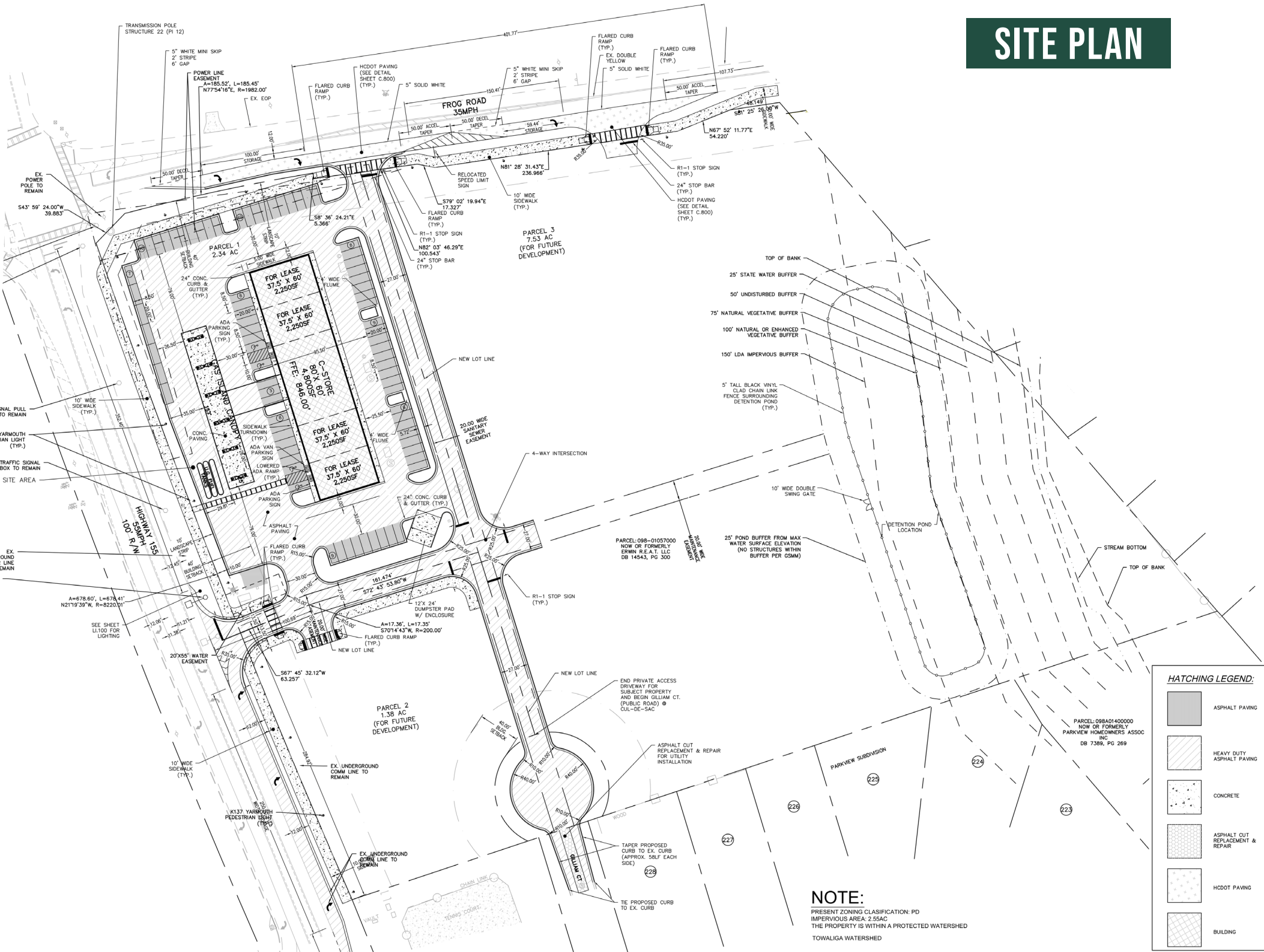


Average HH Income

**\$96,797**



## SITE PLAN





# 0 Hwy 155 & Frog Rd

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1.38 Acres For Sale

Parcel 3  
7.33 Acres For Sale

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