

Strategic Investment & Business Opportunity – 3851 Harrington Street, Lyons, GA

Based on GDOT traffic counts, CRS demographic data, and the property's unique features, here's how Julie can position this to prospective buyers and investors:

1. High-Traffic Location with Measurable Growth Potential

- **GDOT Traffic Counts** show consistent and significant volumes on nearby corridors, including US Hwy 1, GA-86, and I-16.
 - Oak Park intersection (US-1/SR-4): ~3,080 AADT, with 25% truck traffic – strong for logistics, service, and retail visibility.
 - I-16 access points nearby range from **22,500–26,300 AADT**, with truck percentages up to 33%, meaning steady commuter and freight exposure.
- These numbers indicate an **ideal capture rate for highway travelers, local residents, and freight/logistics operators**.

2. Local Market Demographics Support Multiple Business Models

- Total population in the immediate block group: **1,189** residents, with a mix of income brackets:
 - 18.22% earn over \$100K annually,
 - 24.22% in the \$35K–\$50K range.
- Over **50% of households have 2+ cars**, supporting drive-up retail, food service, or convenience-based businesses.
- Large working-age segment (ages 22–64 make up over 60% of the population), plus **high local employment in trades (21.01%), production/transportation (12.93%), and sales/admin (22.08%)**, indicating strong service and logistics demand.

3. Property Features Maximize Flexibility & ROI

- Fully renovated **2,740 SF** commercial flex building with modern systems and ADA-compliant restrooms.
- **C-3 zoning** allows retail, restaurant, automotive, office, healthcare, light manufacturing, and logistics uses.
- Rare **paved parking lot for 10+ vehicles** and a **covered canopy** perfect for drive-thru, fuel service, or events.
- Located in **Flood Zone X** (low risk), with **2023 taxes only \$289.37**.
- **Environmental documentation available upon request** for the existing underground tank system – reduces financing barriers.

4. Future Growth Catalysts

- Direct benefit from the **Vidalia Bypass expansion (completion Dec. 2025)** – improving freight routes and commuter flow directly past the property.
- Proximity to the **Hyundai Metaplant (~65 miles)** and other major employers will increase daily workforce traffic.

5. Versatile Opportunity Concepts

- **EV Charging + Coffee Shop + Local Goods Market Combo** – capture traveler dwell time while serving locals.
- **Logistics Office + Truck Service + Driver Lounge** – leverage high truck traffic from GDOT counts.
- Franchise location, restaurant, auto service, healthcare clinic, or distribution hub all viable under current zoning.

Summary:

With measurable traffic flow, supportive local demographics, a flexible, renovated facility, and major infrastructure improvements on the horizon, **3851 Harrington Street offers an investment-grade location** for owner-operators, multi-unit franchisees, and portfolio investors seeking strong yield potential.

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