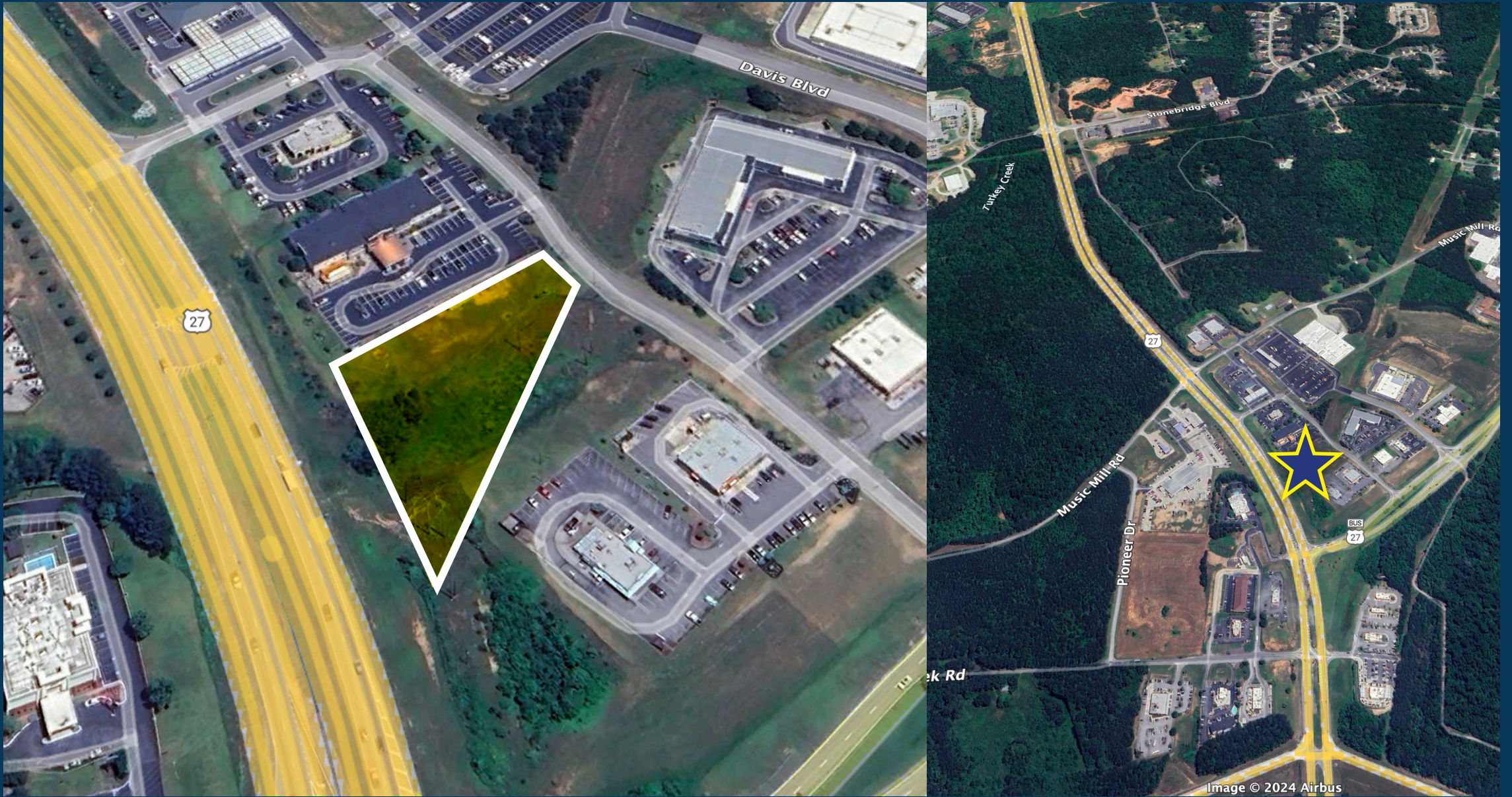


# HWY 27 N. & ALABAMA AVE, BREMEN, GA, 30110

## PARCEL ID: Z52 0081



### SITE INFORMATION

- **Acreage:** 1.28 AC
- **Zoning:** C-2 | Neighborhood & Highway Service Business District
- **Permitted Uses**
  - Retail businesses & Pharmacies
  - Banks & other Financial Institutions
  - Restaurants, Cafe's, Bakery Shops, retail food providers, except for establishments with drive-through windows
  - Motels & Hotels
  - Nursery Schools, Kindergartens, and Day Care facilities
  - Music & Dance Schools
  - Medical Offices & Health Clinics
  - Retail businesses & Service Stores, including C-Stores & Gasoline / Fuel Services
  - Offices & Professional Services
- **Utilities:** All utilities available to site.

### PROPERTY HIGHLIGHTS

- Located off of Bremen Bypass & Hwy 27 N, and adjacent to the Holiday Inn Express & Suites, Chargepoint Charging Station, Dunkin', and Captain D's – shadow-anchored by Ingles Market & Gas Express.
- Within close proximity to the interstate (0.34 miles from I-20) and national retailers such as Chick-Fil-A, Wendy's, Waffle House, and Popeye's.
- Traffic counts within this corridor exceed 11,600 off of Alabama Ave, and +/- 20,000 VPD off of Hwy 27 N.
- Population counts within 10-miles exceed 85,663, with a median household income of \$54,009.

# AVAILABLE FOR GROUND LEASE



**JARED SIEGEL**  
Managing Director  
678.641.3770  
jared@riseprop.com



**JORDEN ALBRIGHT**  
Director  
404-285-4529  
jorden@riseprop.com