



±1.4 & ±1.47 AC COMMERCE, GA

230 Steven B. Tanger Blvd., Commerce, GA 30529

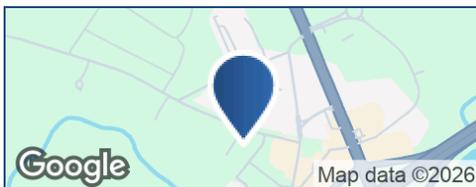
Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	52,853
STREET	I-85
COUNT 2	3,840
STREET 2	Steven B Tanger Blvd
COUNT 3	1,354
STREET 3	E Ridgeway Rd

* Figures shown represent estimates



DEMOGRAPHICS - 2025

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Estimated Population	6,411	16,026	39,964
Average HH Income	\$80,599	\$79,346	\$88,267
Estimated Households	2,305	6,003	14,862

PROPERTY HIGHLIGHTS

- Two outlots available: ±1.4 AC and ±1.47 AC
- Ideal for restaurant, self-storage, or hotel development
- Located at the entrance of The Home Depot
- Steven B. Tanger Blvd. and E. Ridgeway Rd., Commerce GA
- Nearby Retailers/Restaurants include: The Home Depot, Tanger Outlets, Hawg Wild BBQ and Catfish House, La Hacienda, Applebee's, Cracker Barrel, IHOP, Sonic, Krystal, & Chick-fil-A



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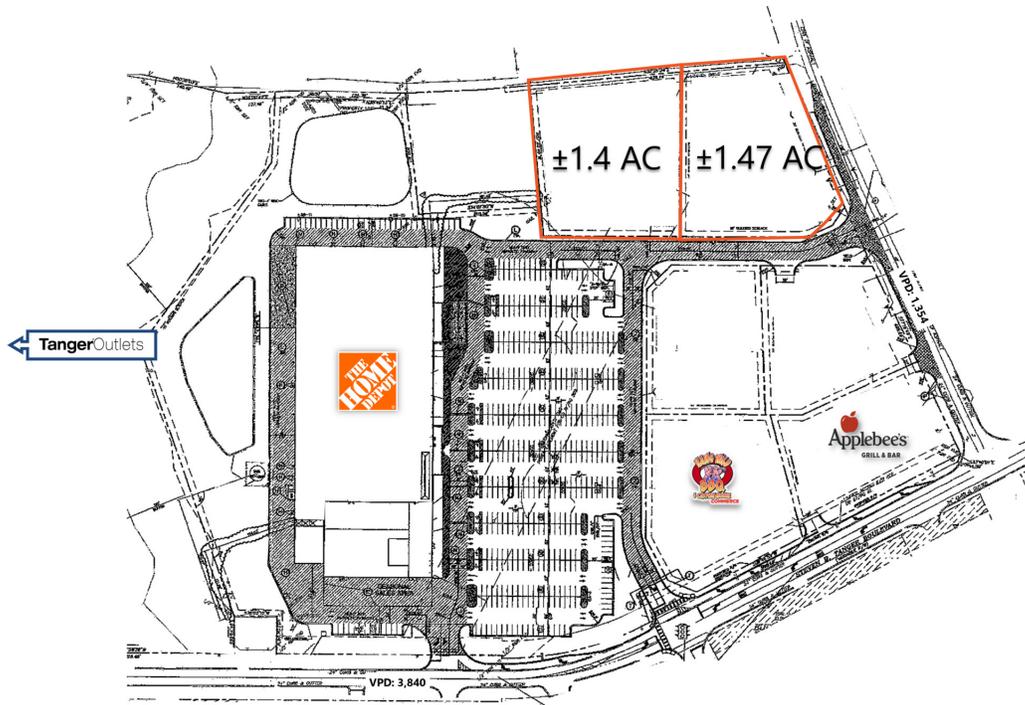
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Location Maps



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