COMMERCIAL



Real Estate · Finance · Development

2.01 Acre In Town I-75 Visibility

Office: 478-394-4545

Cell: 706-207-0383

0 Cabiness Road Forsyth, GA 31029



Lot Size: 2.01 AC

Frontage: 270+' Cabiness Road & 300+' N Frontage Road

Utilities: City water and sewer

Zoning Class: C-3

Traffic Count: 6,600 VPD with direct I-75 visibility to 90k VPD

Topography: Level

Neighbors: Moe's Southwest Grill, Zaxby's, Huddle House, Shane's Rib Shack,

Papa John's

Notes: Located just 1 block off exit 187 of I-75

Offered at \$1,600,000

COMMERCIAL



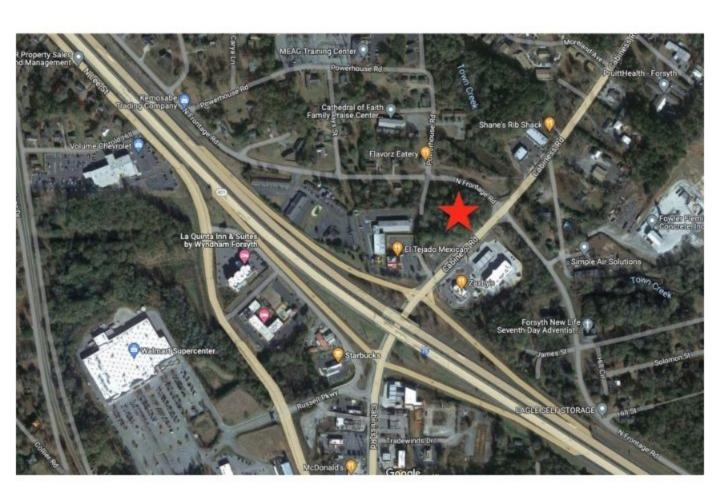
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2021 Demographics	Monroe County Georgia
Population	28,712
Median Age	42.9
Median Household Income	\$60,491