

COMMERCIAL

PRIMEPOINT
VENTURES
Real Estate • Finance • Development

2.01 Acre In Town I-75 Visibility

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

George Emami
Owner/Broker/ Realtor®
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45 N Kimbell St, STE A
Forsyth, Ga 31029

Office: 478-394-4545
Cell: 706-207-0383

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

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