

AVAILABLE

The

TEMPLES

Company

(912) 538-7000

Outparcels at Wal-Mart - Swainsboro, GA

414 S Main Street

Swainsboro, GA 30401

(Latitude, Longitude)

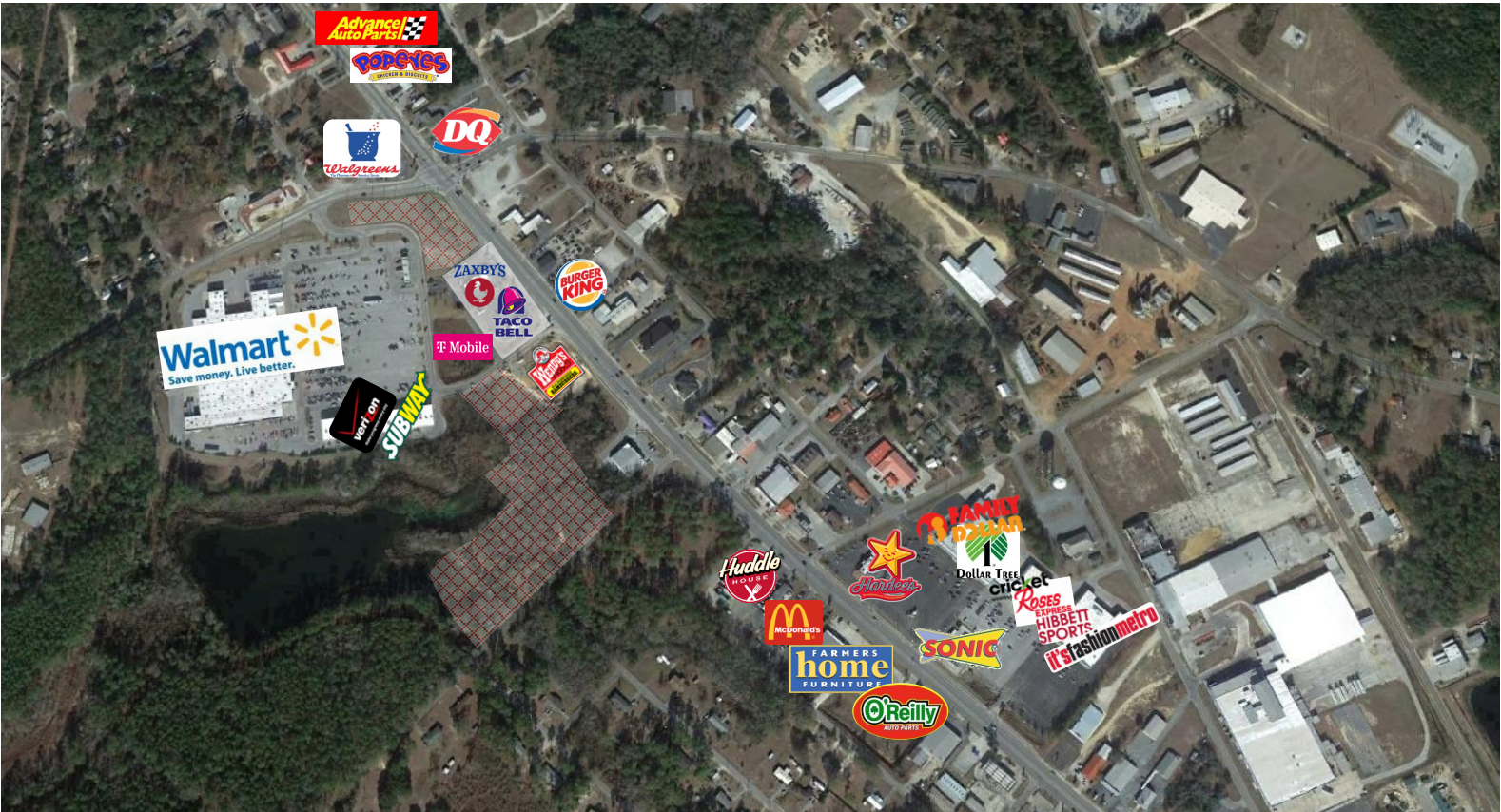
(32.58870, -82.32675)

- Land available in retail area with good visibility and signalized intersection.
- Anchored by Wal-Mart Supercenter

ACREAGE AVAILABLE:

Various Size Tracts Available

** Detailed information on sizes and pricing on Page 2.*



DEMOGRAPHICS:

	5 miles	10 miles	20 miles
2025 Population:	11,241	16,119	34,999
2025 Households:	4,220	5,961	13,609
2025 Median Household Income:	\$49,393	\$50,390	\$50,627

TRAFFIC COUNTS:

Street:	Daily Count
S Main Street:	14,600

Please contact our office for additional information.

The Temples Company

PO Box 405

301 Mosley Street (30474)

Vidalia, GA 30475

(912) 538-7000

www.thetemplescompany.com

* This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee or representation about the information. It is your responsibility to independently confirm its accuracy and completeness. 2520NOV

ASKING PRICE:

	Size (Estimated)	Wetlands	Net Usable Acres	Price
1	1.67 acres	0.15 ⁽²⁾	1.52	\$245,000.00
6	1.03 acres	0.28 ⁽²⁾	0.75	\$165,000.00
7	(1)	(1)	(1)	(1)

Note: ⁽¹⁾ Parcel #7 to be Storm Water Retention Area to be included in ownership of Parcels 1-4.

⁽²⁾ Wetlands not permitted.

