

FOR SALE

OLD VIDALIA-LYONS RD & 6TH AVE

Vidalia, Georgia

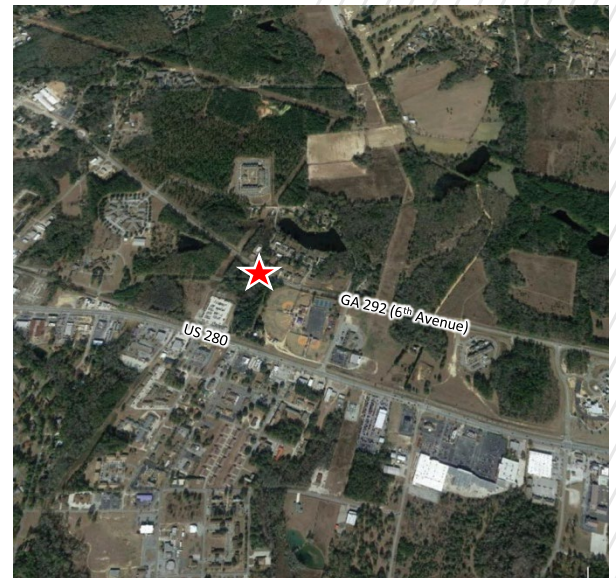


PROPERTY HIGHLIGHTS

Triangular shaped tract approximately 0.7 acres at intersection of North Street (GA 292) and Old Vidalia-Lyons Road. Tract has good visibility near City of Vidalia Recreation Department.

BUILDING SF	N/A
LAND SF	30,492
YEAR BUILT	N/A
PARKING	Asphalt
TRAFFIC COUNTS	9,380 VPD

SIGNAGE TYPE	TBD
5-MILE (POP.)	19,228
10-MILE (POP.)	28,046
MED. INCOME	\$36,599
SPACE USE	TBD



SHER FRENCH
Account Director
+1 314 391 2980
sher.french@cushwake.com

DENT TEMPLES
Broker
+1 912 538 7000
dtemples@thetemplescompany.com

TERRY THOMPSON
Agent
+1 912 538 7000
terry@thetemplescompany.com

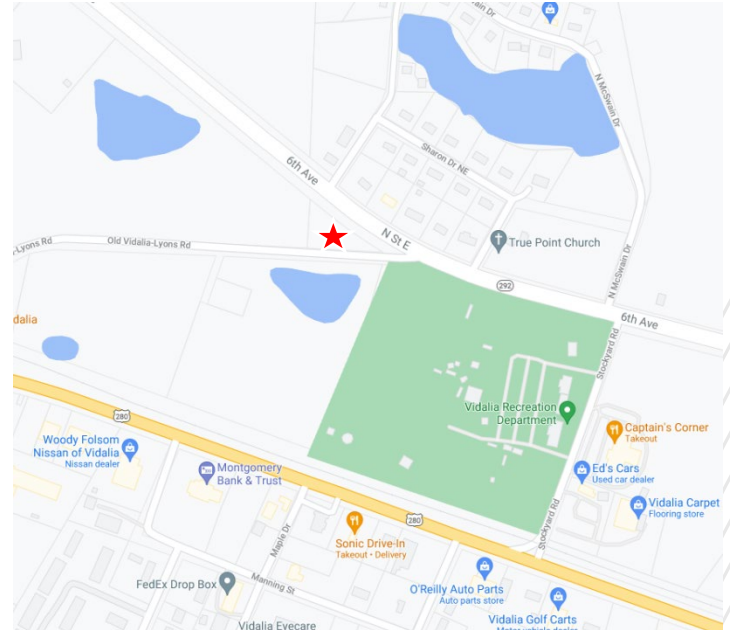
FOR SALE

OLD VIDALIA-LYONS RD & 6TH AVE

Vidalia, Georgia

ADDITIONAL INFORMATION

Property has good visibility for multiple uses, some of which may require rezoning.



LEGAL INFORMATION

TAX PARCEL ID	C27C 002
2020 RE TAXES	\$324.79
ZONING	Multi-Family Residential

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

SHER FRENCH
Account Director
+1 314 391 2980
sher.french@cushwake.com

DENT TEMPLES
Broker
+1 912 538 7000
dtemples@thetemplescompany.com

TERRY THOMPSON
Agent
+1 912 538 7000
terry@thetemplescompany.com