



1532 HWY 19 S | LEESBURG, GA

# LEESBURG, GA

2.5 ACRES AVAILABLE



## PROJECT DETAILS

1532 HWY 19 S, LEESBURG, GA • 2.5 ACRES AVAILABLE

### AVAILABLE LAND

2.5 Acres Available

### TRAFFIC COUNTS

24,400 Dawson Road ADT

### PROPERTY HIGHLIGHTS

- Available for Ground Lease or BTS
- Pin corner at traffic signal
- Highly visible opportunity

### COUNTY

Lee

### MARKET

Leesburg



### TOTAL POPULATION

22,472

63,015

94,946



### DAYTIME POPULATION

13,041

36,019

47,625

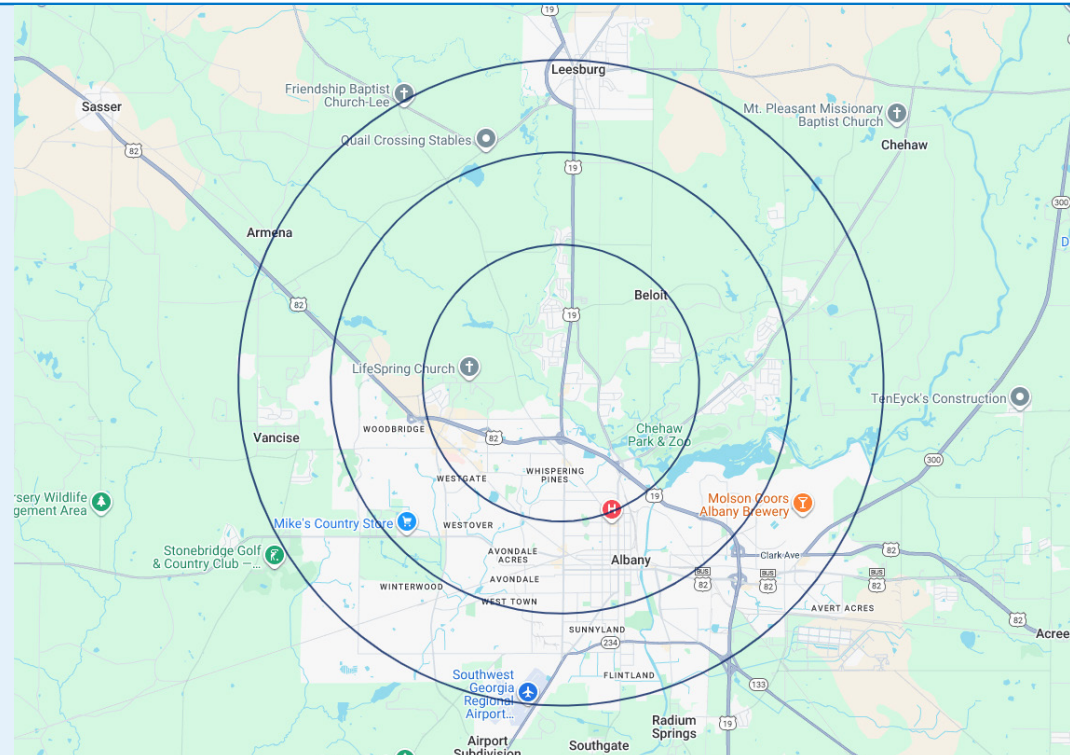


### MEDIAN HH INCOME

\$72,975

\$63,603

\$61,812



# SITE PLAN

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IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

*Garrett Hawkins*  
Garrett Hawkins  
GA. REG. LAND SURVEYOR NO. 26223

1532 HWY 19 SOUTH  
LEESBURG, GEORGIA  
PHONE: 229-888-5341

WETLANDS MAY BE PRESENT ON THIS PROPERTY. METLANDS HAS BEEN IDENTIFIED BY FEDERAL LAW. BEFORE DISTURBING ANY AREA DESIGNATED AS WETLANDS, THE OWNER MUST OBTAIN A PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS, REGULATORY BRANCH, P.O. BOX 606, SAVANNAH, GEORGIA 31402-0606.

BEFORE ANY BUILDING ACTIVITY BEGINS, THE LEE COUNTY HEALTH DEPARTMENT MUST APPROVE THE BUILDING SITE. AN INTENSIVE SOIL SURVEY WILL BE REQUIRED IN THE AREA OF CONSTRUCTION TO MAKE CERTAIN THAT SOILS PRESENT ARE SUITABLE FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.

THE LEE COUNTY UTILITIES AUTHORITY HAS CONTROL OVER THE SEWERAGE SYSTEM. BEFORE ANY SEWERAGE SYSTEM IS INSTALLED, THE OWNER OF THIS SUBDIVISED LOT MUST IMMEDIATELY CONNECT TO PUBLIC WATER AND SEWERAGE SYSTEMS WHICHEVER EITHER BECOMES AVAILABLE.

THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS OUTSIDE THE 500-YEAR FLOOD) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 130122 0250 B, EFFECTIVE OF DATE OF MAY 15, 1991.

NOW OR FORMERLY  
JACKIE A. JONES  
DUE TO  
DEED BOOK 204, PAGE 28  
PLAT 07/78

ALL LOTS APPROVED BY THE  
PLANNING COMMISSION MAY  
NOT BE BUILDABLE LOTS.

APPROVED  
Lee County Planning Commission  
By *[Signature]*  
Date 4/21/88

GEORGIA LEE COUNTY  
COURT OFFICE, SEVENTH COURT  
FILED *[Signature]* 4/21/88  
This *[Signature]* 4/21/88  
WITNESSES *[Signature]* 4/21/88  
CLERK  
SCLD, GA.

MINOR SUBDIVISION  
PROPERTY OF ROSALES PRECISION MANUFACTURING  
PLAT 244, SECOND LAND DISTRICT  
LEE COUNTY, GEORGIA

**LANIER**  
ENGINEERING, INC.  
1544 N. TULLOCH AVENUE  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 438-0012 FAX (505) 438-0001

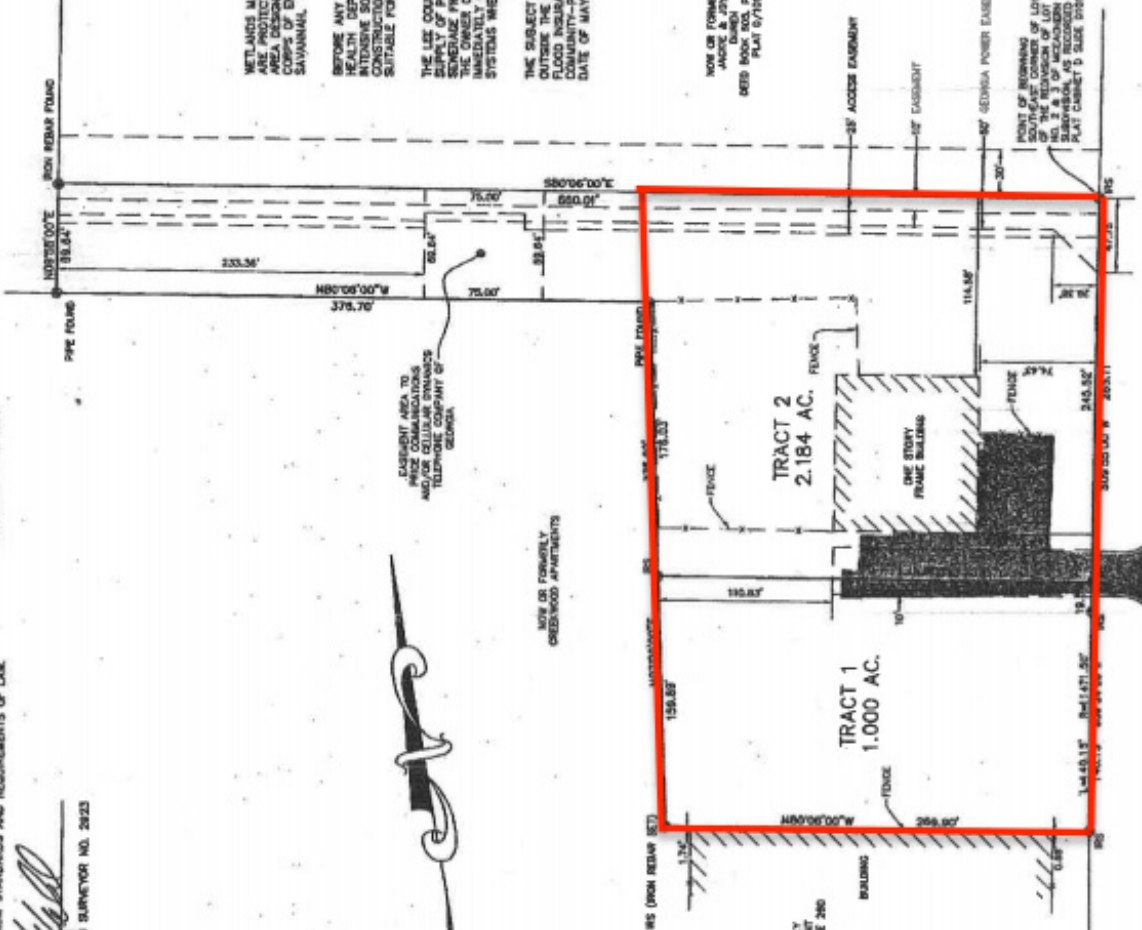


CEDRIC DRIVE

GRAPHIC SCALE



U.S. ROUTE 19 / GEORGIA ROUTE 3150' R/W



**SITE**

19

PEOPLES  
SOUTH  
BANK

19

Walnut St

First National Bank

**CIRCLE K**

19

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# LEESBURG, GA

**2.5 ACRES AVAILABLE**

**ANDREW SADOWSKY**

215.873.5313  
ASADOWSKY@ATLANTICRETAIL.COM

**GARRETT HAWKINS**

404.805.1746  
GHAWKINS@ATLANTICRETAIL.COM



**ALBANY**

**ATLANTA**

FIVE PIEDMONT CENTER, STE 210  
3525 PIEDMONT ROAD NE  
ATLANTA, GA 30305  
470.766.1777

**BOSTON**

**CHARLOTTE**

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RETAIL ADVISORS

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