

9.32 ACRES FOR LEASE OR BTS

1450 DRY POND ROAD

JEFFERSON, GA 30549

NAI Brannen Goddard

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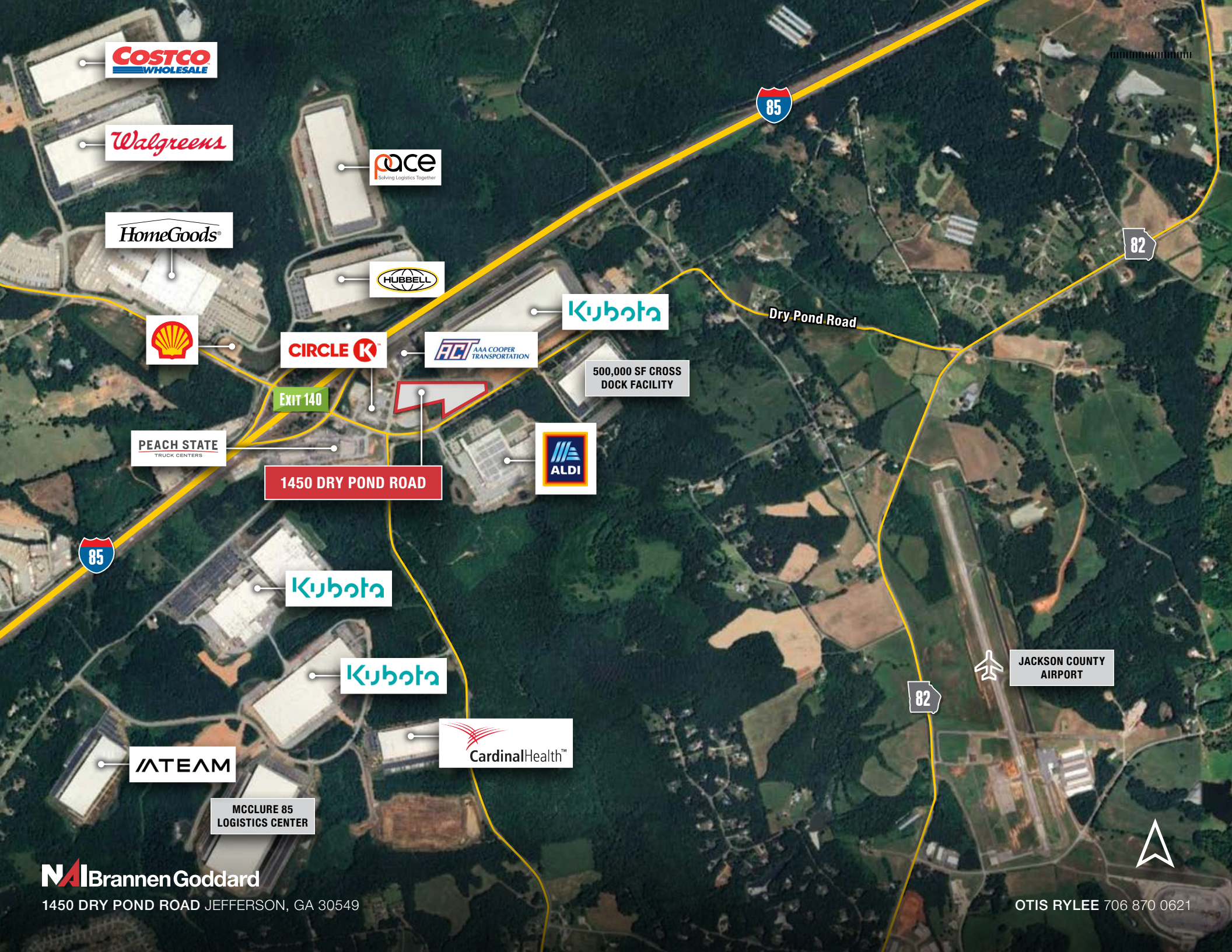
Information is deemed from reliable sources.

No warranty is made as to its accuracy.

PROPERTY HIGHLIGHTS

- 9.32 acres of land
- Commercial & industrial use potential
- ±2,300 feet of dual road frontage
- Fenced, graded and graveled lot
- Located just off I-85 Exit 140
- Easy access to both north and southbound interstate travel
- Water, electric, gas and sewer all available
- Minutes from SK Battery and other significant industrial developments
- Available for lease or BTS





COSTCO
WHOLESALE

Walgreens

HomeGoods

ace
Solving Logistics Together

HUBBELL

Kubota



CIRCLE K

AAA COOPER
TRANSPORTATION

500,000 SF CROSS
DOCK FACILITY

EXIT 140

PEACH STATE
TRUCK CENTERS

1450 DRY POND ROAD

ALDI

Kubota

Kubota

ATEAM

CardinalHealth

MCCLURE 85
LOGISTICS CENTER

85

82

Dry Pond Road

82



JACKSON COUNTY
AIRPORT

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MAYSVILLE

EXIT 149

TANGER OUTLETS

SK BATTERY AMERICA

OLLIE'S BARGAIN

EXIT 147

GE APPLIANCE

441

COMMERCE

85

HUBBELL LIGHTING

COSTCO

PACE

1450 DRY POND ROAD

EXIT 140

WALGREENS

HOMEGOODS

KUBOTA

ALDI

KUBOTA

CARDINAL HEALTH

PENDERGRASS COMMERCE CENTER

TOYOTA INDUSTRIES

LION APPAREL

WALMART

AMAZON

TRACTOR SUPPLY CO

A-TEAM SOLUTION

RECKITT BENCKISER

ACE HARDWARE

AMAZON

PACTRA USA

BED BATH & BEYOND

PENDERGRASS

EXIT 137

129

APPLE VALLEY

SOUTHEAST TOYOTA DISTRIBUTORS

ENCHEN

441



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AERIAL
VIEW

NAI Brannen Goddard

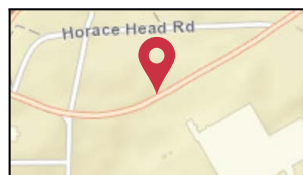
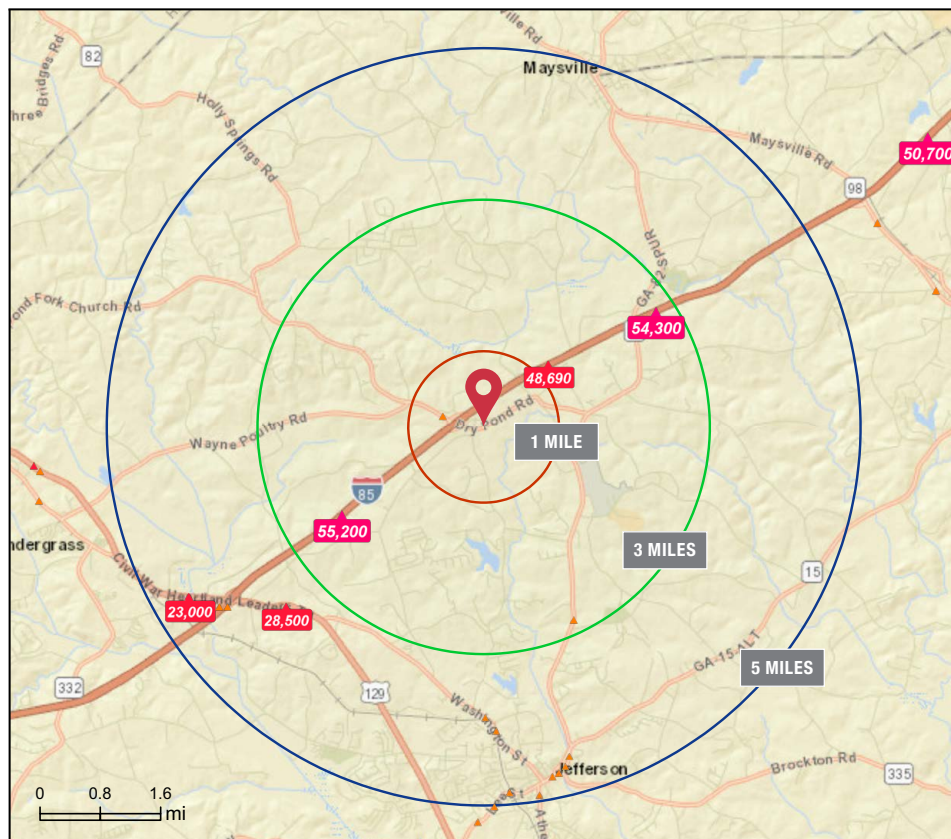
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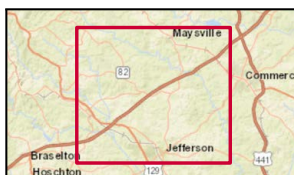
BTS CONCEPTS



AREA DEMOGRAPHICS



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	110	4,512	14,624
Households	47	1,433	4,795
Average Household Size	2.34	3.08	2.99

2024 Summary			
Population	119	4,700	15,899
Households	47	1,492	5,231
Families	38	1,120	4,007
Average Household Size	2.53	3.09	2.98
Owner Occupied Housing Units	37	1,078	4,071
Renter Occupied Housing Units	10	414	1,160
Median Age	39.7	38.3	37.8
Median Household Income	\$117,059	\$93,255	\$90,583
Average Household Income	\$134,487	\$112,803	\$113,285

2029 Summary			
Population	123	5,092	17,175
Households	49	1,610	5,630
Families	39	1,200	4,282
Average Household Size	2.51	3.11	3.00
Owner Occupied Housing Units	40	1,213	4,468
Renter Occupied Housing Units	9	397	1,161
Median Age	40.9	38.6	38.4
Median Household Income	\$127,467	\$104,803	\$102,520
Average Household Income	\$147,350	\$126,484	\$127,350

Trends: 2024-2029 Annual Rate			
Population	0.66%	1.62%	1.56%
Households	0.84%	1.53%	1.48%
Families	0.52%	1.39%	1.34%
Owner Households	1.57%	2.39%	1.88%
Median Household Income	1.72%	2.36%	2.51%

Source: ESRI 2025

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