





Highlights

- **Prime location:** High-traffic visibility with 177" road frontage on US-19 N, easy to access, sits on 0.8 AC, 1,768 sf GLA
- **Turnkey opportunity:** Existing drive-thru setup, freestanding building, ample parking (ideal for QSR, coffee, retail)
- **Retail synergy:** Surrounded by Dunkin', McDonald's, and North Creek shopping center (Belk, Tractor Supply, Planet Fitness)
- **Nearby economics:** Anchored by Thomaston Mills and Green Georgia's \$59m facility (2024), plus a growing healthcare hub with Upson Regional Medical Center's \$40m expansion
- **Workforce & growth:** 0.5% annual employment growth, diverse industries, and a low 3.5% unemployment rate, creating a strong base for business success


Demographics


Population

1 mile - 3,143
3 mile - 8,950
5 mile - 18,563


Household Income

1 mile - \$74,429
3 mile - \$65,996
5 mile - \$68,585

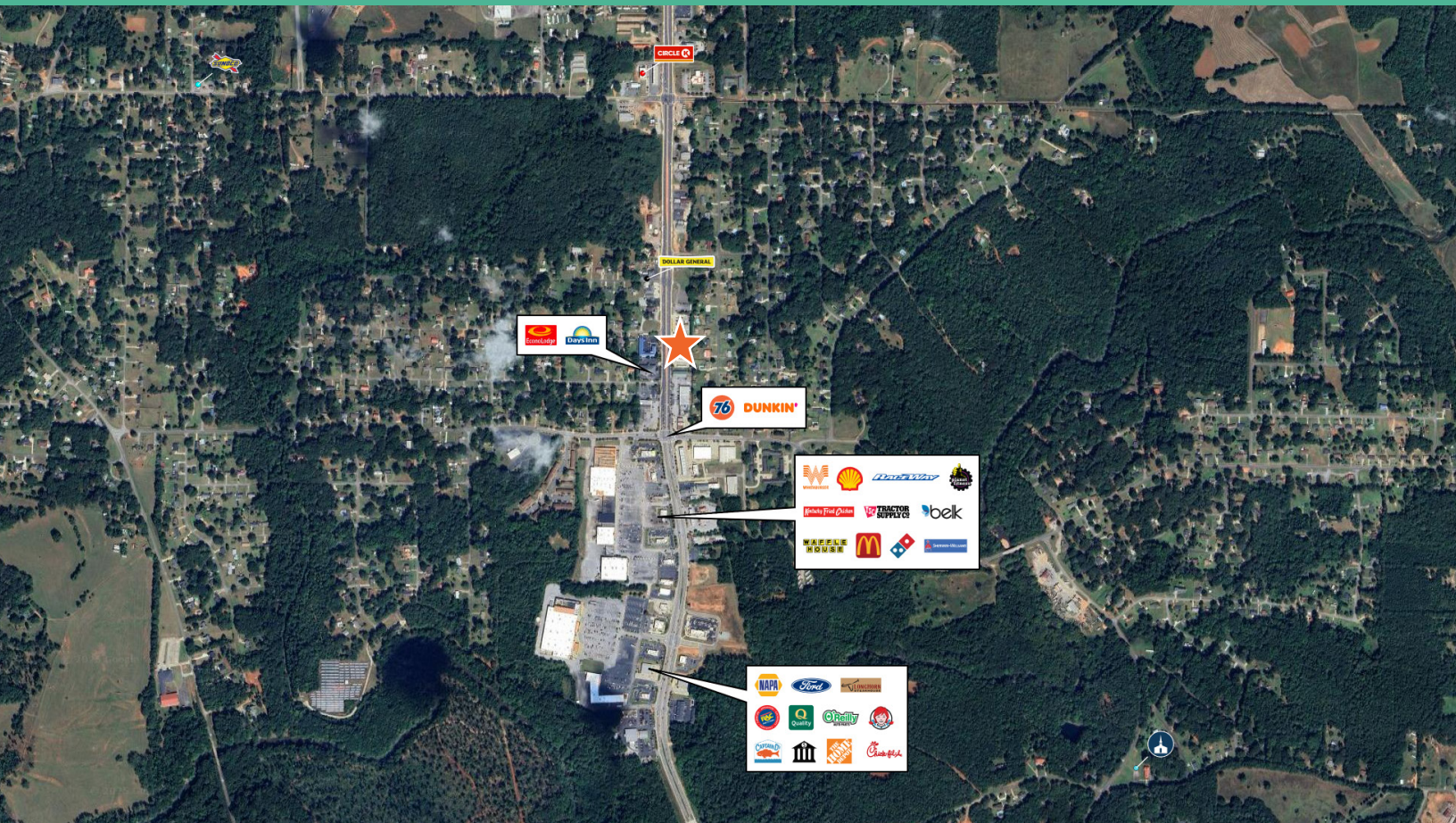

Traffic Count

US 19 - 21,600 vpd

Get more
information

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