



LAND | FOR SALE

HIGHWAY 80 & BARROW ROAD

Maximum exposure retail sites located at the signalized intersection of US HWY 80 and Barrow Road. Available sites range from .98± acres to 3.22± Acres.

ERNEST SMALLMAN IV, CCIM

c 706-888-6651

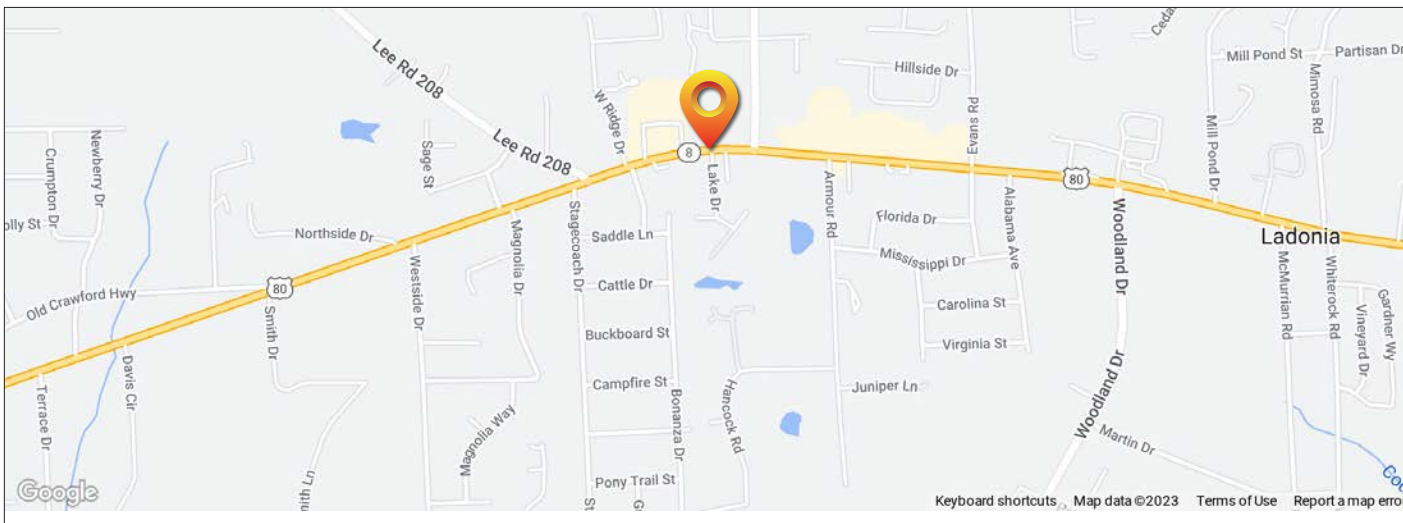
ernie@erniesmallman.com

1025 1st Ave | Columbus, GA 31901 | 706-256-1500



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DUNCAN & DAVIS**



PROPERTY INFORMATION

ACREAGE*

3.22 Acres

FEATURES

- Prime development site
- Fast growing retail and residential corridor
- Signalized intersection
- Utilities on site
- Multiple lot layout scenarios
- High traffic counts - 28,000+ VPD
- \$47,000+ Household income
- 64,000+ five mile population

RETAILERS ON HWY 80 INCLUDE:

Walmart, Family Dollar, McDonalds, Dollar General, Advanced Auto, Popeyes, Sonic, Buddys Car Wash, Wendy's, Taco Bell, O'Reilly's Auto Parts, Winn Dixie, Waffle House, Zaxby's, Jack's & Dollar Tree

LIST PRICE

\$805,000

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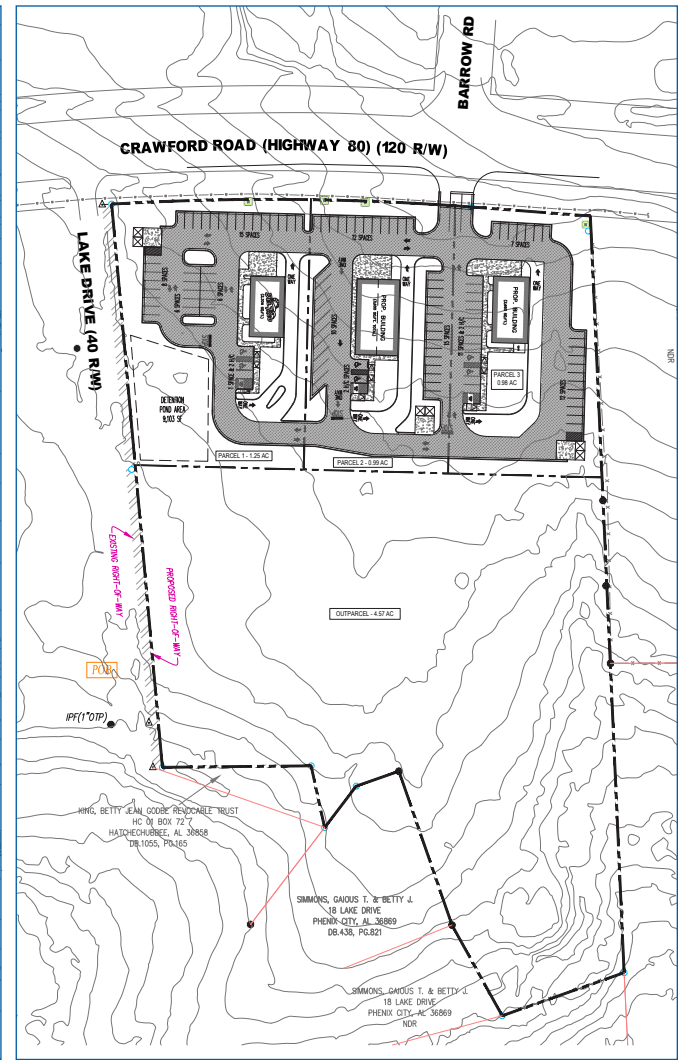
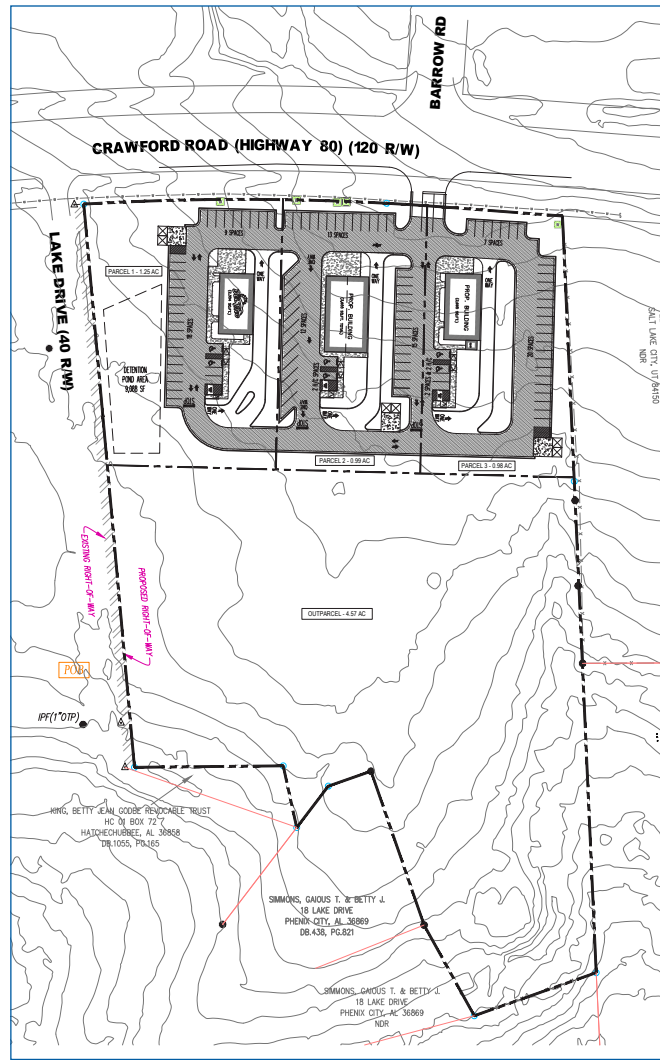
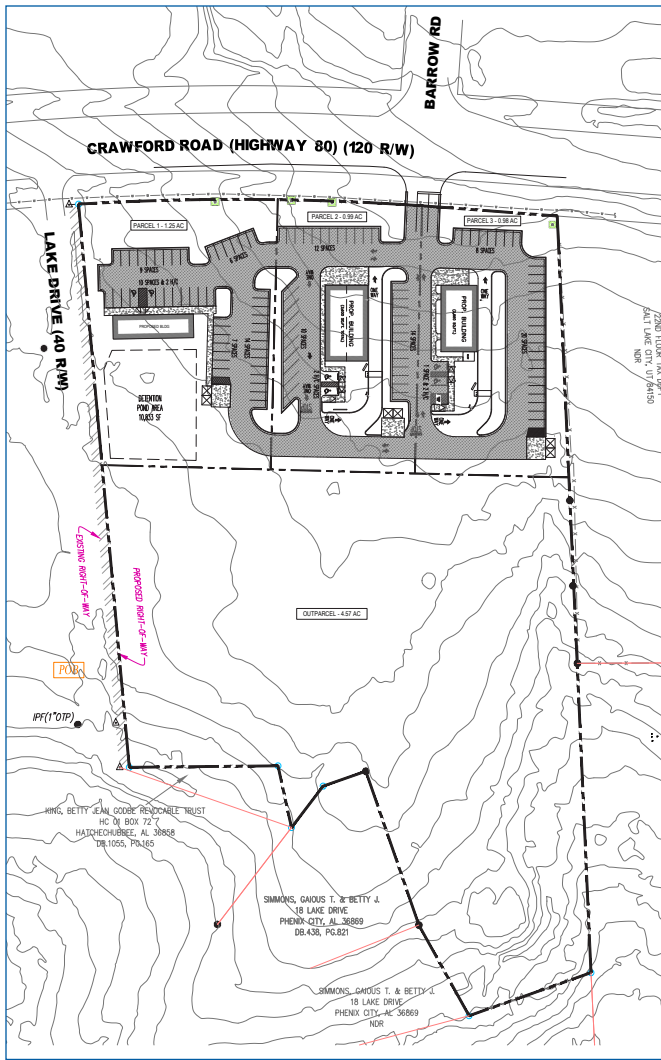
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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.



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