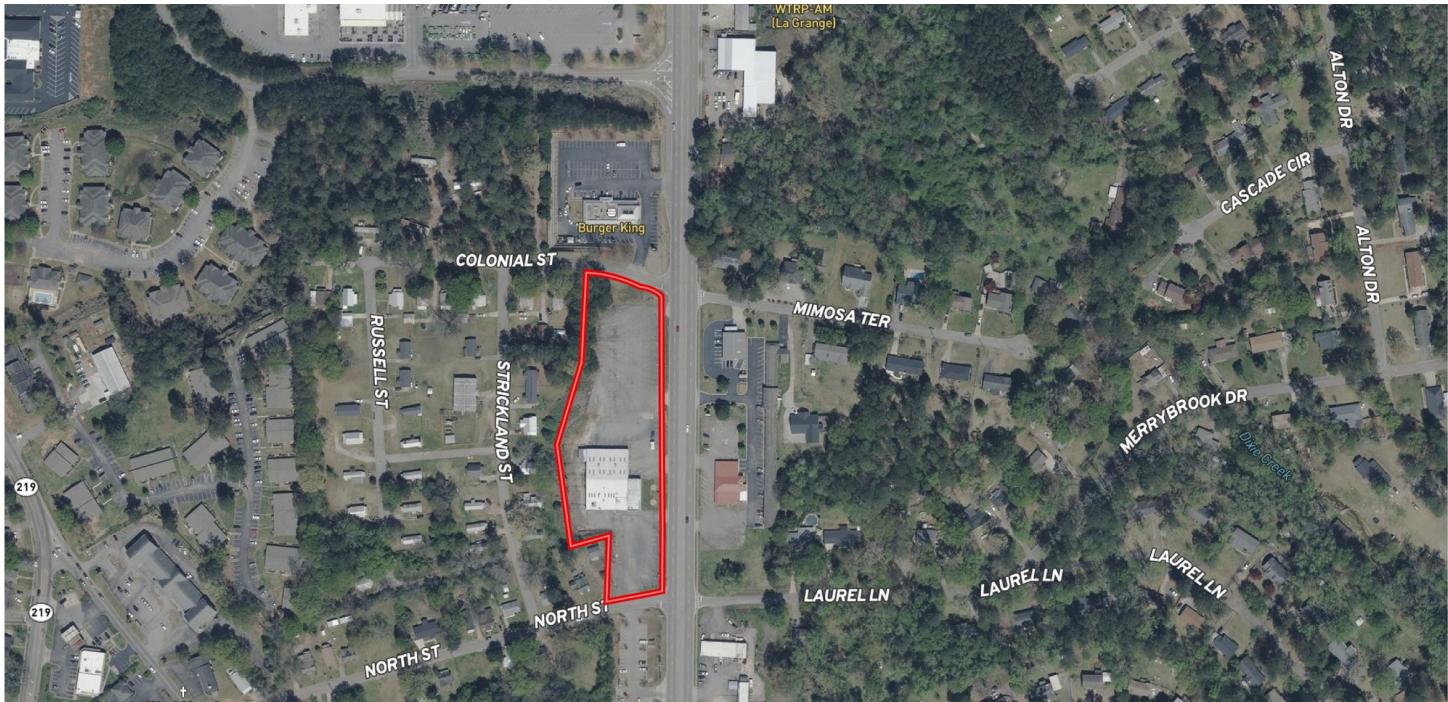


FOR LEASE

709 NEW FRANKLIN RD/U.S. HWY. 27

Lagrange, GA 30240



PROPERTY DESCRIPTION

Discover the exceptional opportunity awaiting you with this prime property for lease on U.S. Hwy. 27. With its advantageous location in a high-traffic area, the property offers excellent visibility for your business. Whether you're seeking to expand your retail presence or establish a new venture, this property provides the ideal setting to capture the attention of the passersby. Its strategic positioning ensures that your business will receive maximum exposure, attracting a steady flow of potential customers. Don't miss the chance to elevate your business with this prime 2.77-acre property and 15,788 SF of building space located on a main corridor, which has in excess of 650 feet of frontage on U.S. Hwy 27 (709 New Franklin Rd) with multiple ingress/egress points. There is also frontage on Colonial Street and North Street, giving excellent visibility. To provide flexibility, the building space may be subdivided.

PROPERTY HIGHLIGHTS

- Great Location on U.S. Hwy 27
- High Traffic Area
- Excellent Visibility

OFFERING SUMMARY

Lease Rate:	\$7.00 SF/yr (NNN)
Available SF:	15,788 SF
Lot Size:	3.25 Acres
Building Size:	15,788 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	907	2,393	4,859
Total Population	1,890	4,975	10,850
Average HH Income	\$34,141	\$39,210	\$44,190

Carson Cummings
(706) 289-2468



**COLDWELL BANKER
COMMERCIAL
KENNON & PARKER**

FOR LEASE

709 NEW FRANKLIN RD/U.S. HWY. 27

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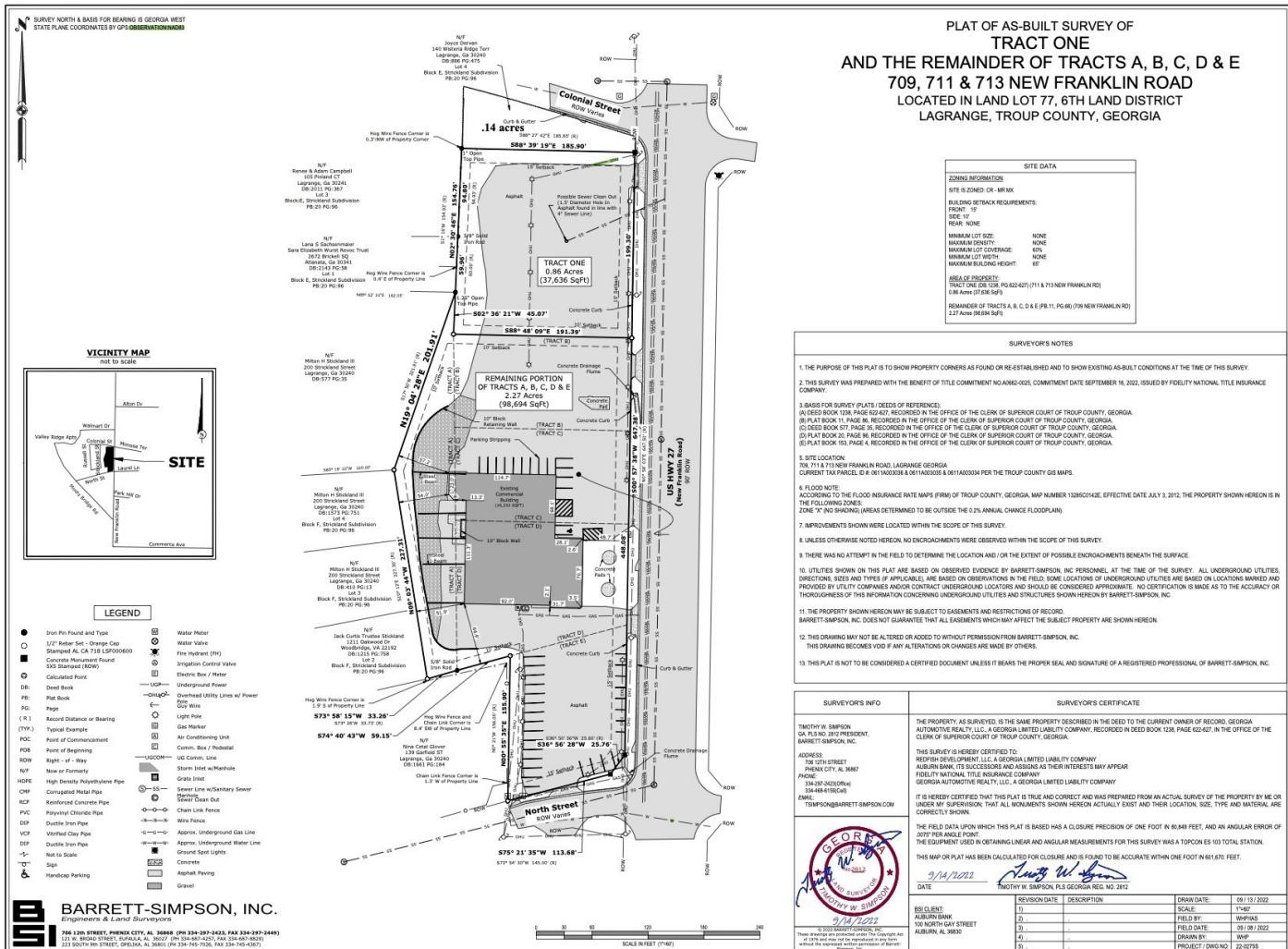


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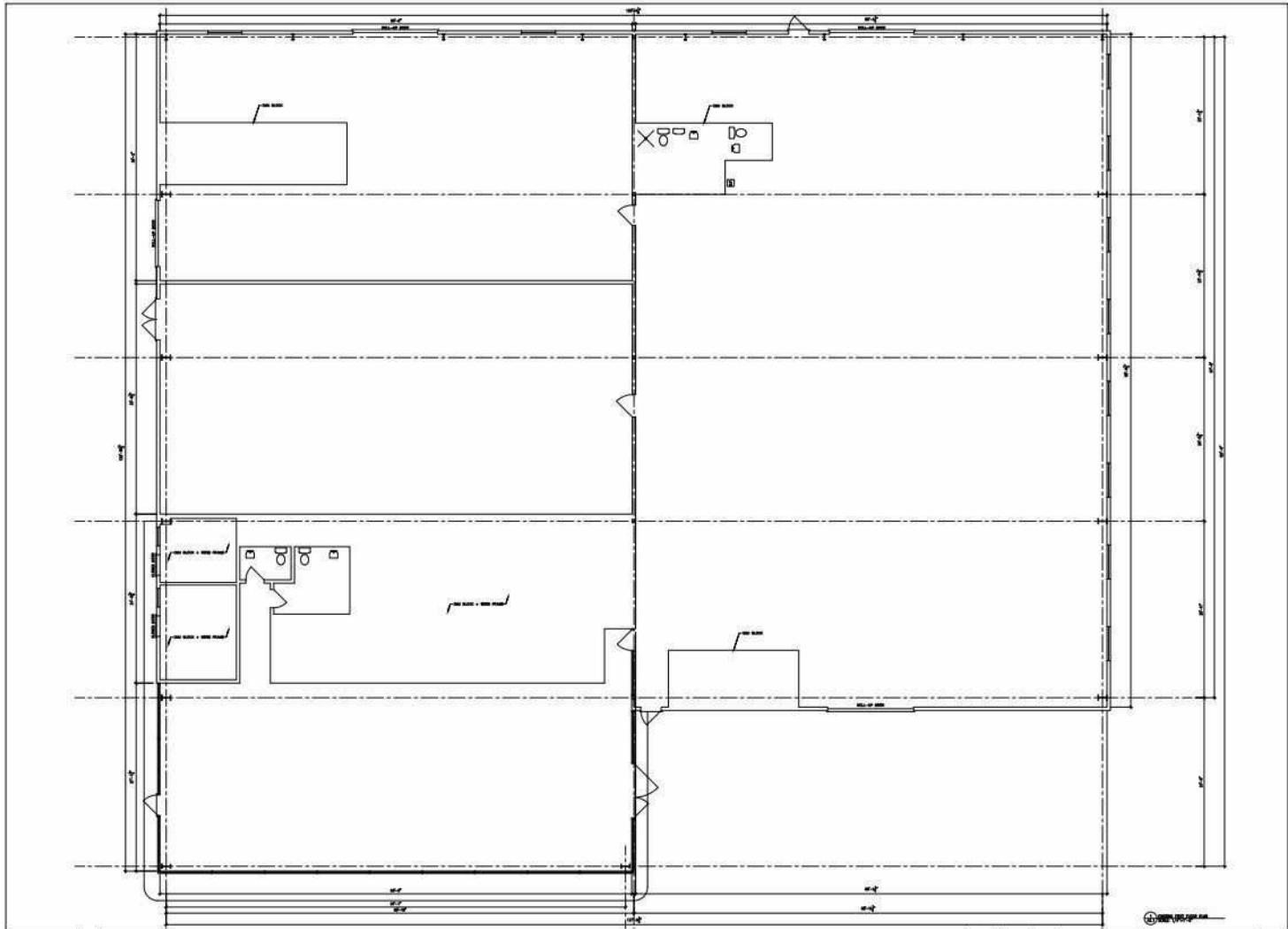
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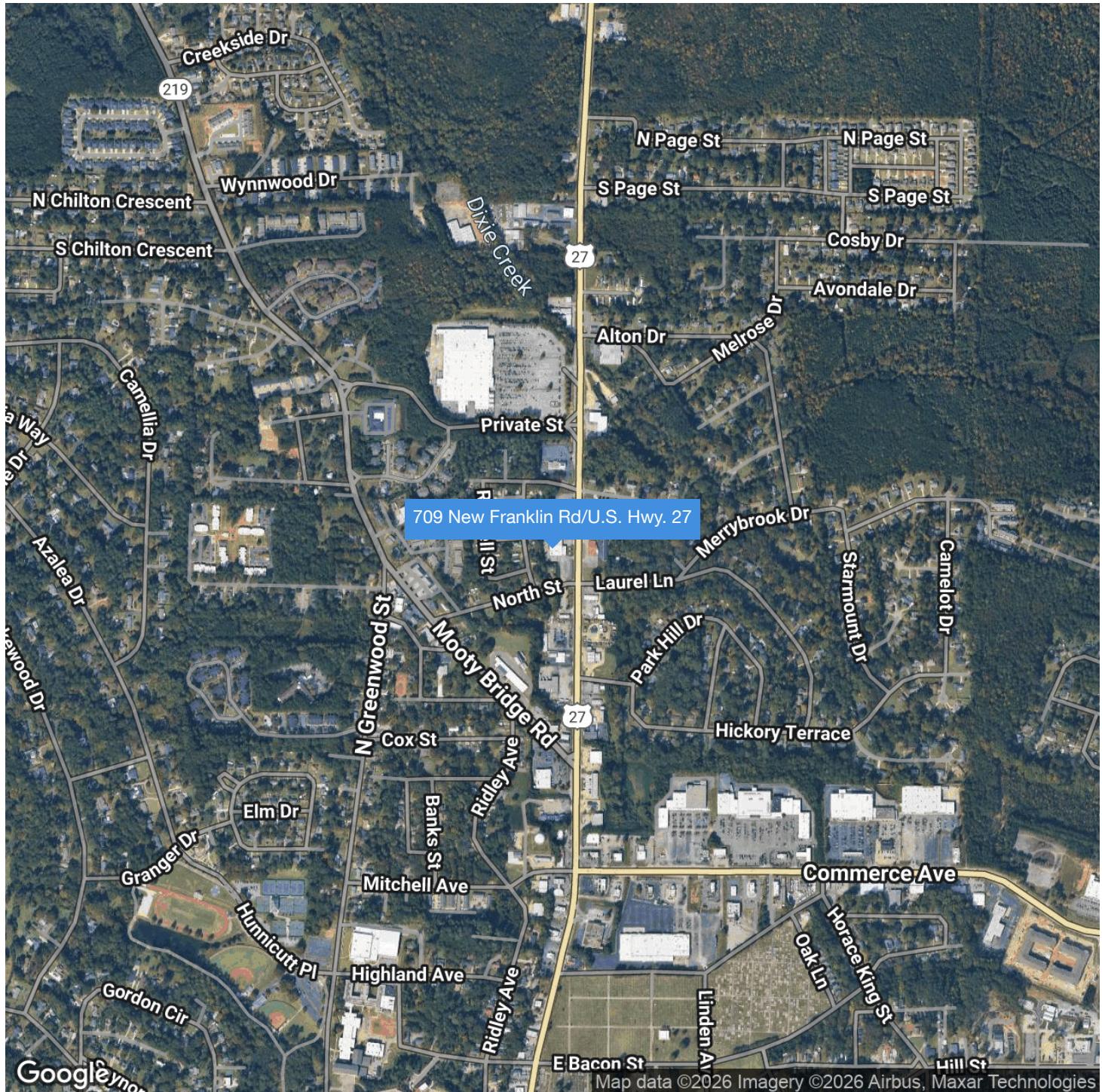


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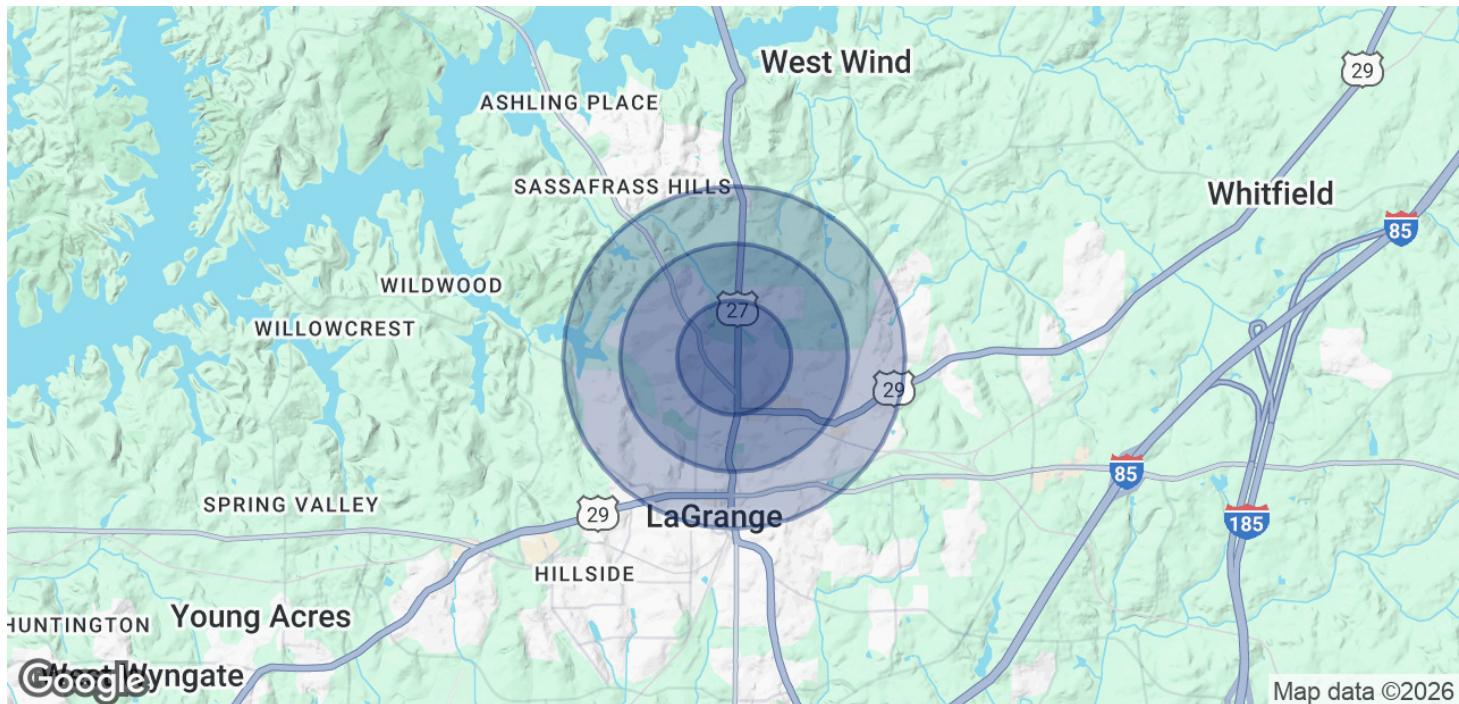


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Lagrange, GA 30240



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,890	4,975	10,850
Average Age	31.5	34.9	34.4
Average Age (Male)	29.1	32.4	30.7
Average Age (Female)	33	37.3	37.3

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	907	2,393	4,859
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$34,141	\$39,210	\$44,190
Average House Value	\$69,576	\$81,016	\$95,269

2020 American Community Survey (ACS)

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