

RETAIL OUTPARCEL FOR SALE: PARCEL 2

0 HWY 155 AND FROG RD
LOCUST GROVE, GA, 30248

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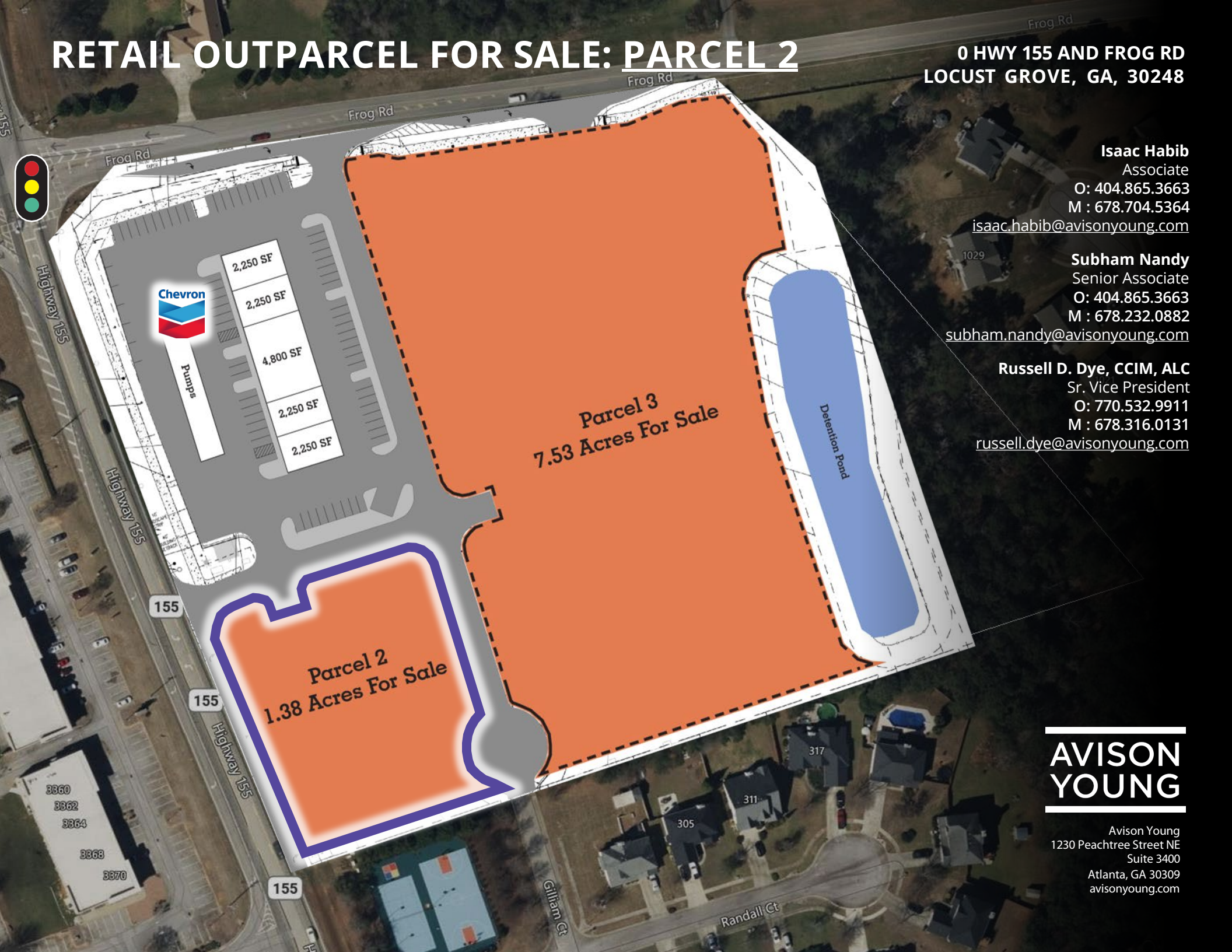
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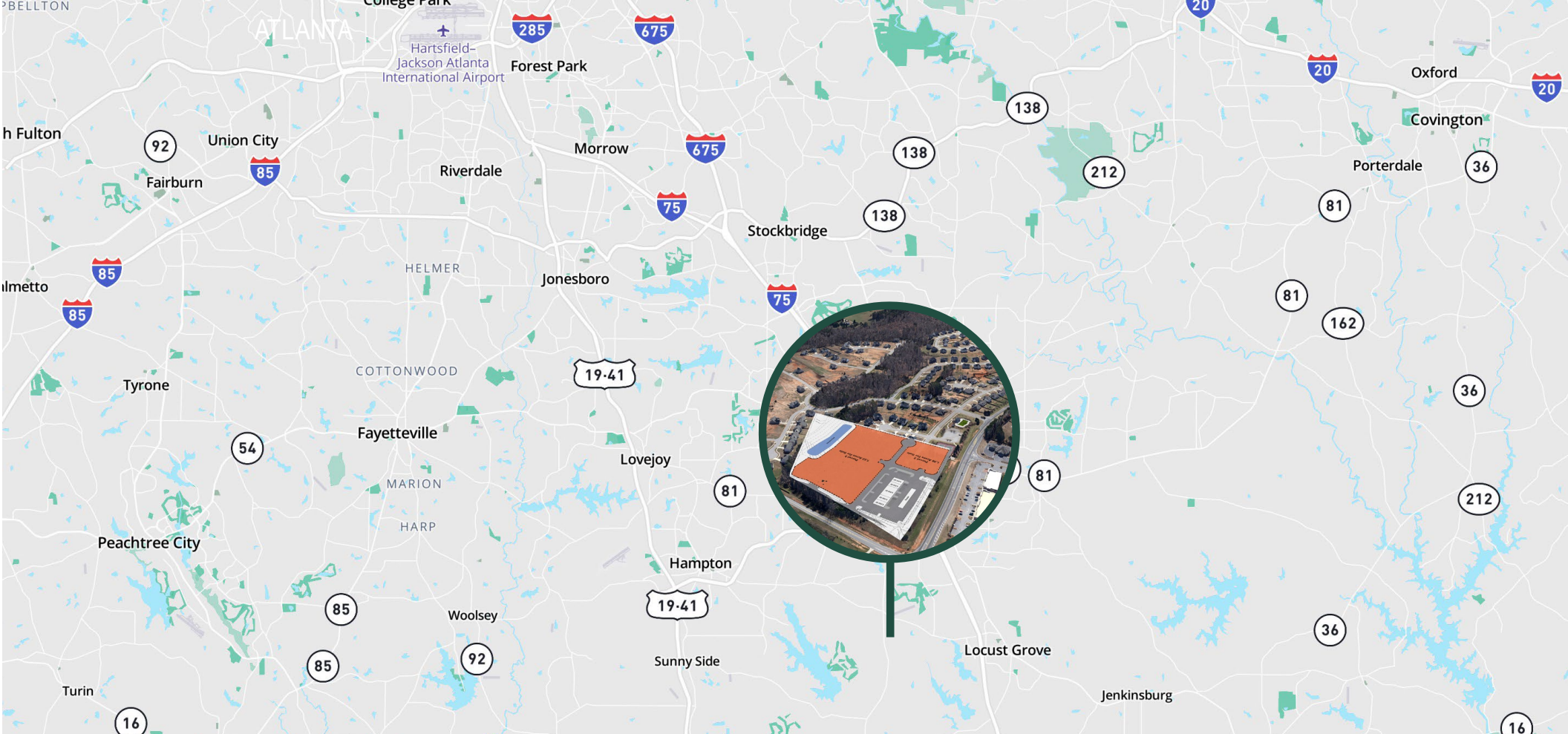




PARCEL 2: PROPERTY SPECIFICATIONS

Pricing	\$1,100,000
ADDRESS	0 Frog Rd and Hwy 15
PARCEL 2 ACREAGE	1.38
SUBMARKET	Locust Grove / Henry County
ZONING	Commercial
BY-RIGHT USES	Bike Stores, Pet Stores, Grocery/F&B, Restaurant, Bars, most office uses including medical, Churches, Gyms.
ADJOINING PROPERTY USE	The adjoining property is under construction as a 13,800 SF brick Chevron convenient store with four (4) attached retail units, each consisting of 2,250 SF.
AVAILABLE LOTS	Parcel 3 (7.53 AC) & Parcel 2 (1.38 AC) – Both Graded, Development Ready Sites with All Utilities Available.
ACCESS	Each parcel benefits from access from Frog Rd, Hwy 155, and Gilliam Ct.
NEAREST MAJOR INTERSECTION	Hwy 155 & Frog Rd
VEHICLES/DAY	25,763





AREA

AMENITIES

- > 0 Frog Rd and Hwy 155 offers easy access to Hwy 155 & I-85 with connected ingress/egress and a variety of alternative transit options no matter your neighborhood
- > With approximately 17,000 dwelling units within 5 miles, this site is the only convenient store location within immediate proximity to the surrounding neighborhoods.
- > Existing Four-Way Signal at Frog Rd and Hwy 155 Intersection.

DEMOGRAPHICS

3 Miles



Population

41,315



Median Age

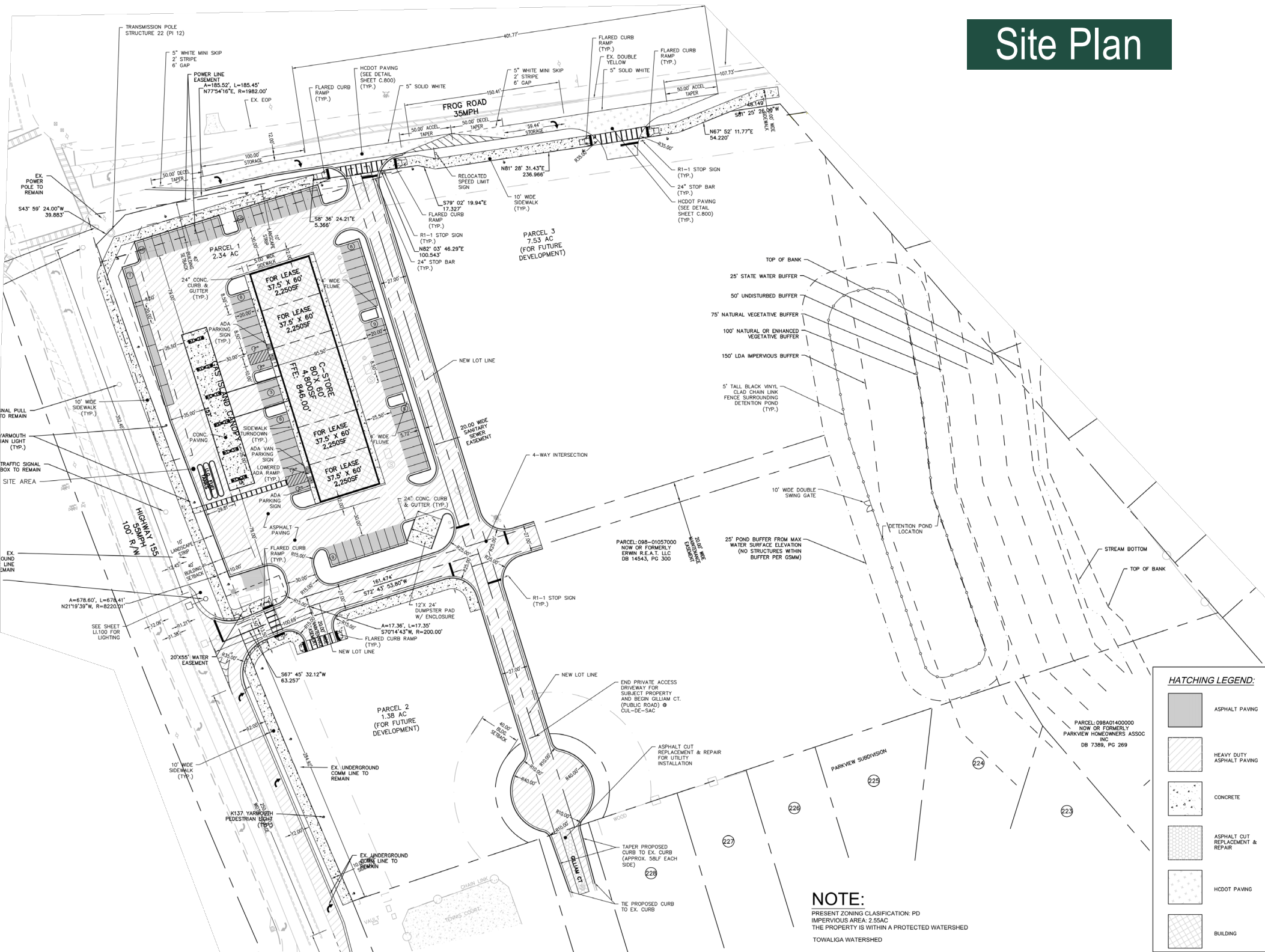
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Average HH Income

\$96,797

Site Plan



DISCLOSURE

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Except for any historical information, such matters discussed herein are forward- looking statements that are subject to certain risks and uncertainties that could cause the actual results to differ materially from those projected, and could result in the loss of principal. Each prospective investor is to rely upon its own investigation, evaluation and judgment as to the advisability of the investment described herein. Sources of information contained within this Investment Memorandum include, but are not limited to: CoStar, REIS, Real Capital Analytics, Google, MLS, and the US Census Bureau.

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