

# FOR SALE

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

Lagrange, GA 30240



## PROPERTY DESCRIPTION

Discover an exciting investment opportunity with this expansive 15,788 square foot building, nestled in the heart of Lagrange, GA. Boasting a rich history dating back to 1966, this property presents vast potential for industrial and free standing building investors. With its desirable 16-C-3 zoning, the property offers a versatile canvas for redevelopment in a prime location along U.S. Hwy 27. Enjoy excellent visibility and exposure in this high-traffic area, making it an ideal setting for a range of industrial ventures. Don't miss the opportunity to develop 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.

## OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	3.25 Acres
Building Size:	15,788 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,393	15,413	23,320
Total Population	4,975	37,248	58,222
Average HH Income	\$39,210	\$51,073	\$58,432

## PROPERTY HIGHLIGHTS

- Excellent Location - Great Visibility
- High Traffic Area
- Excellent Opportunity for Redevelopment

**Carson Cummings**  
(706) 289-2468

**Richard Hill**  
(706) 330-7492



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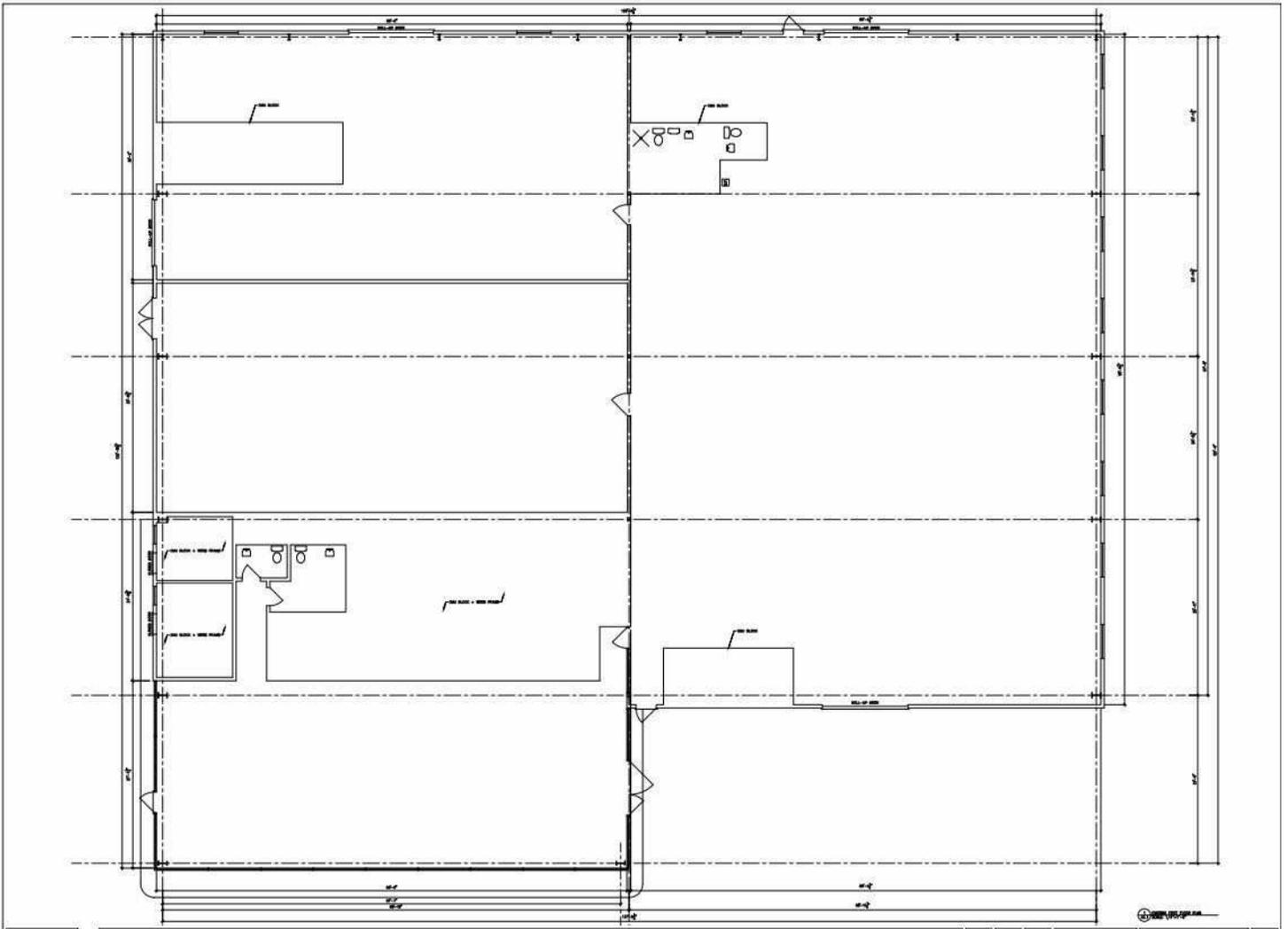
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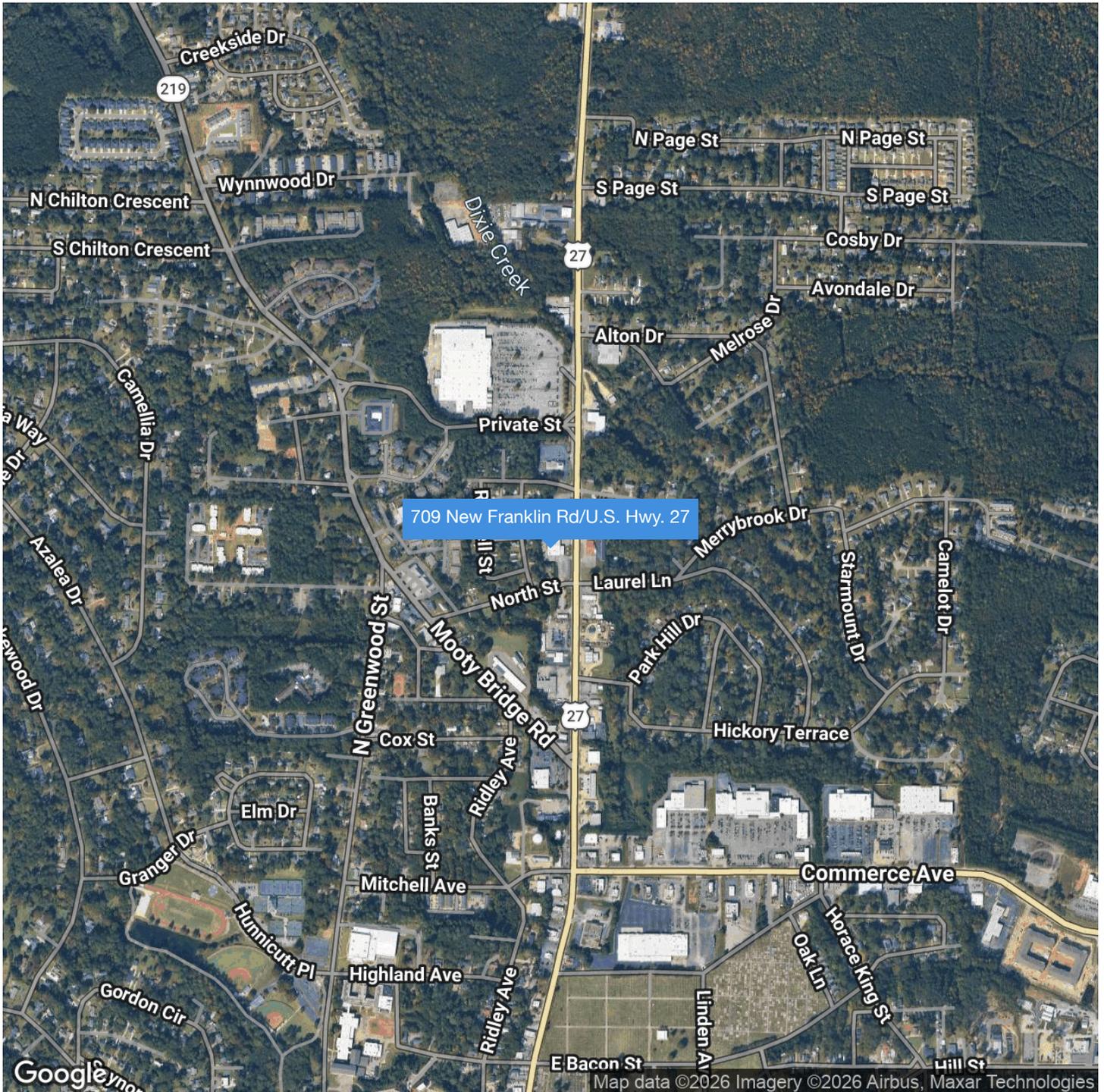


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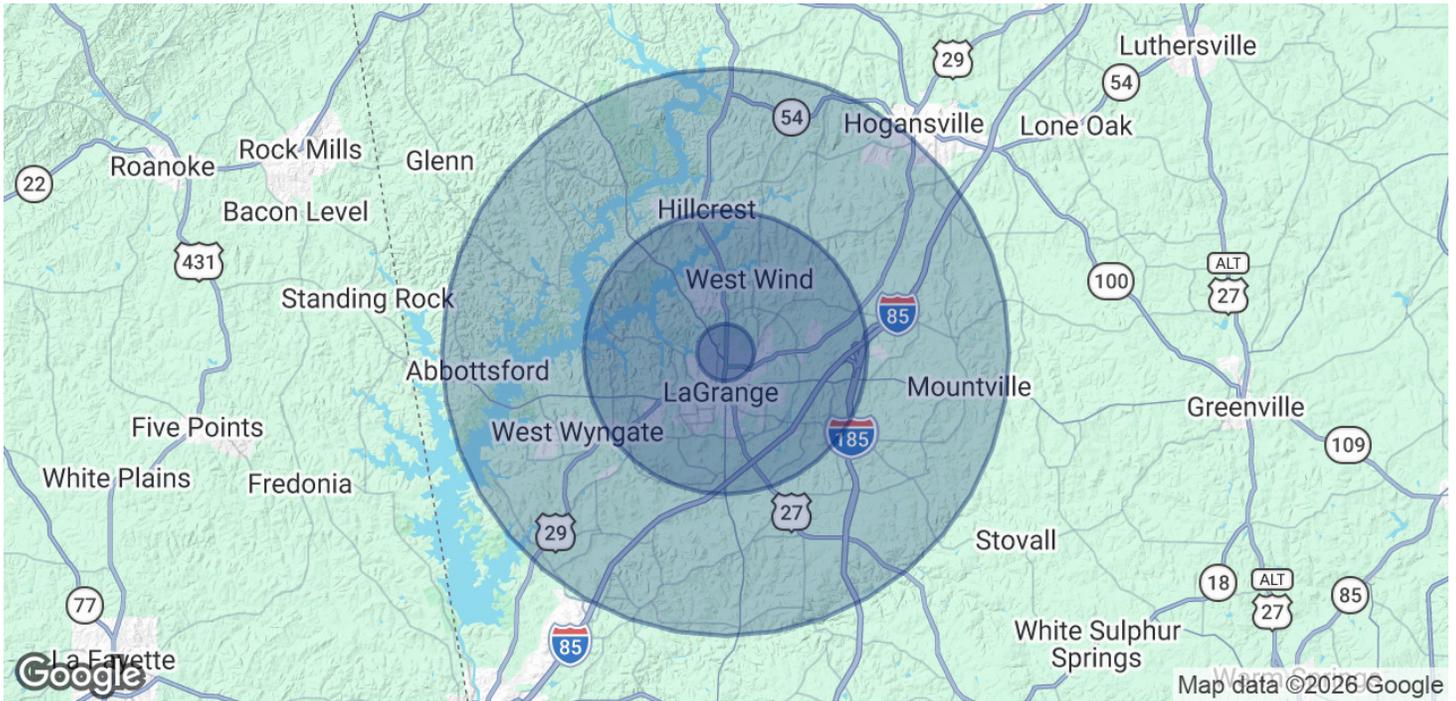


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,975	37,248	58,222
Average Age	34.9	34.5	36.7
Average Age (Male)	32.4	32.5	34.7
Average Age (Female)	37.3	35.9	37.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,393	15,413	23,320
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$39,210	\$51,073	\$58,432
Average House Value	\$81,016	\$132,110	\$143,259

2020 American Community Survey (ACS)

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