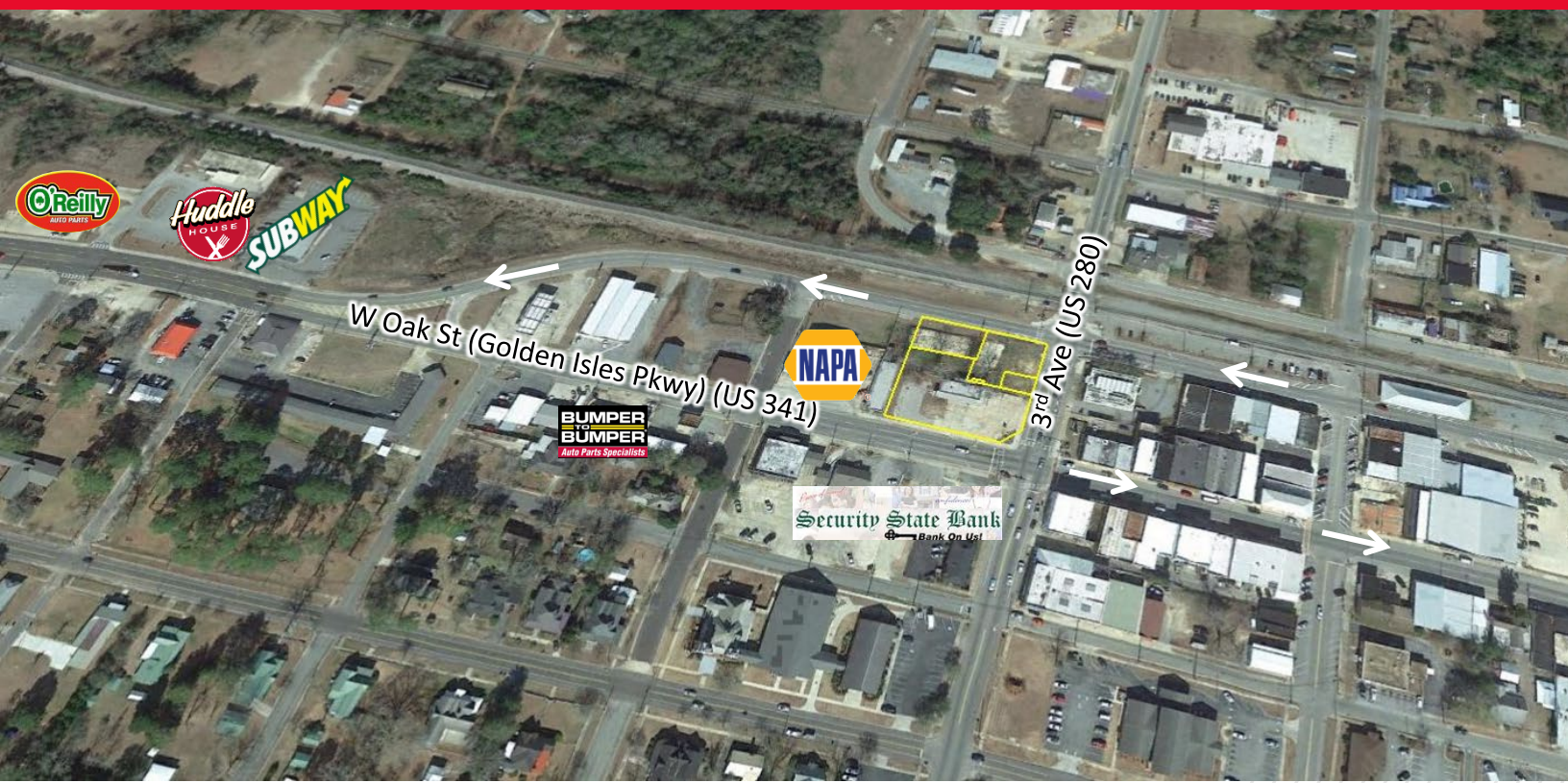


FOR SALE
44 WEST OAK STREET
 McRae, Georgia 31055



PROPERTY HIGHLIGHTS

Property located at intersection of West Oak Street (US 341 Golden Isles Parkway) and 3rd Avenue (US 280) at signalized intersection in center of McRae-Helena, Georgia. Property consists of five tracts totaling 0.93 acres with a 2,261 square foot former convenience store/restaurant. Property has two curb cuts to US 341 and one curb cut to US 280.



BUILDING SF	2,261
LAND SF	40,511
YEAR BUILT	1980
PARKING	Yes
TRAFFIC COUNTS	8,420 VPD

SIGNAGE TYPE	TBD
5-MILE (POP.)	10,904
10-MILE (POP.)	17,798
MED. INCOME	\$31,050
SPACE USE	TBD

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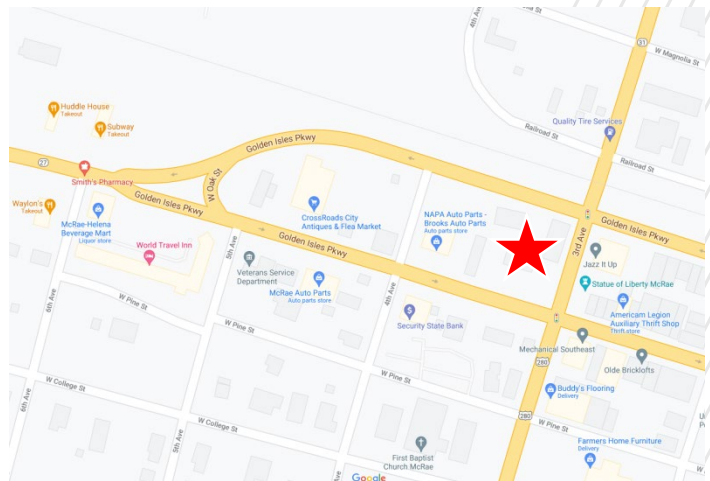
ADDITIONAL INFORMATION

At 0.93 acres with existing 2,261 square foot building, would be ideal for fast food, bank, or retail development situated between the one-way pairs of West Oak Street (US 341) at highest traffic count intersection in Telfair County.



LEGAL INFORMATION

TAX PARCEL ID	MC1400 089 – 093
2020 RE TAXES	\$2,946.52
ZONING	Commercial



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller’s Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller’s Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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