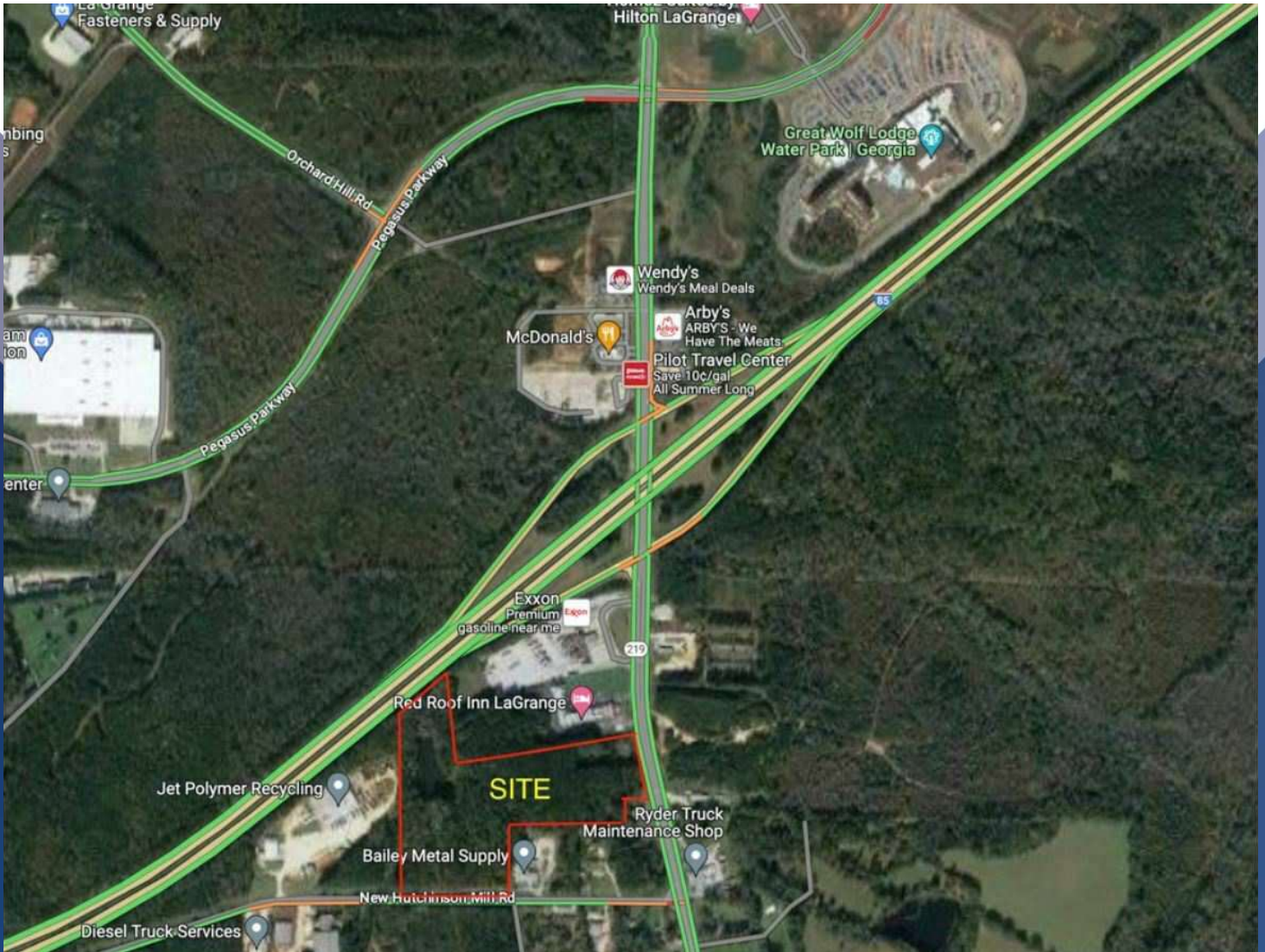


FOR SALE

2636 WHITESVILLE RD

LaGrange, GA 30240



SALE PRICE

\$1,200,000

Carson Cummings

(706) 289-2468

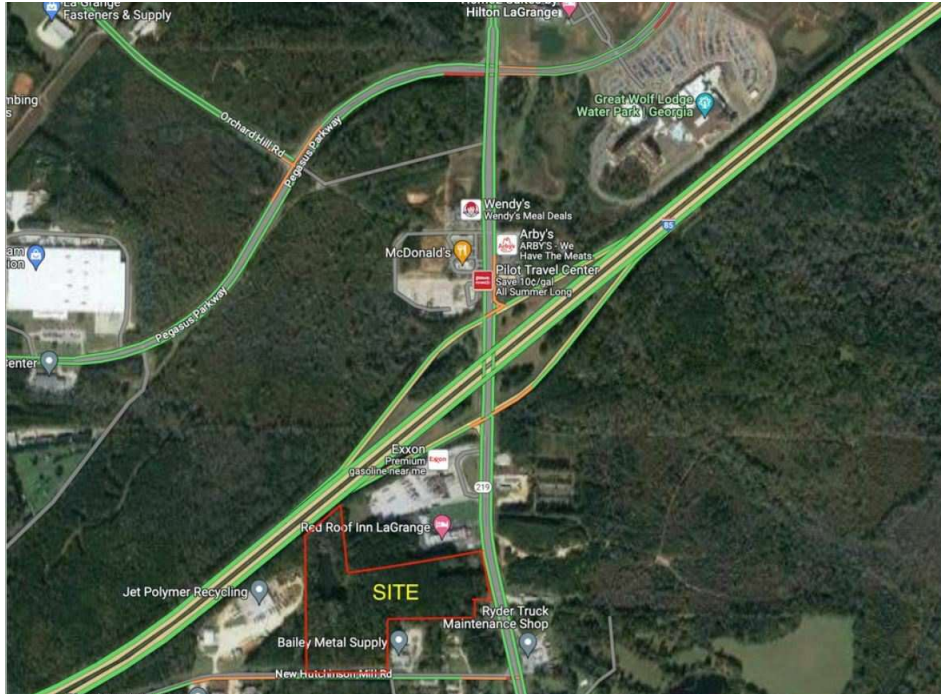
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FOR SALE

2636 WHITESVILLE RD

LaGrange, GA 30240



PROPERTY DESCRIPTION

This commercial lot is 22.38 +/- acres, which is zoned General Commercial. It is located near the intersection of I-85 and Whitesville Road/Hwy 219 in LaGrange, Georgia. This is a growth area in close proximity to Great Wolf Lodge water park-a great attraction for LaGrange and other cities in the region.

PROPERTY HIGHLIGHTS

- Great location - in close proximity to I-85 and Whitesville Road/Hwy 219
- Near Great Wolf Lodge Water Park

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	22.38 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	135	10,559	23,307
Total Population	561	26,054	57,586
Average HH Income	\$61,907	\$44,855	\$57,124

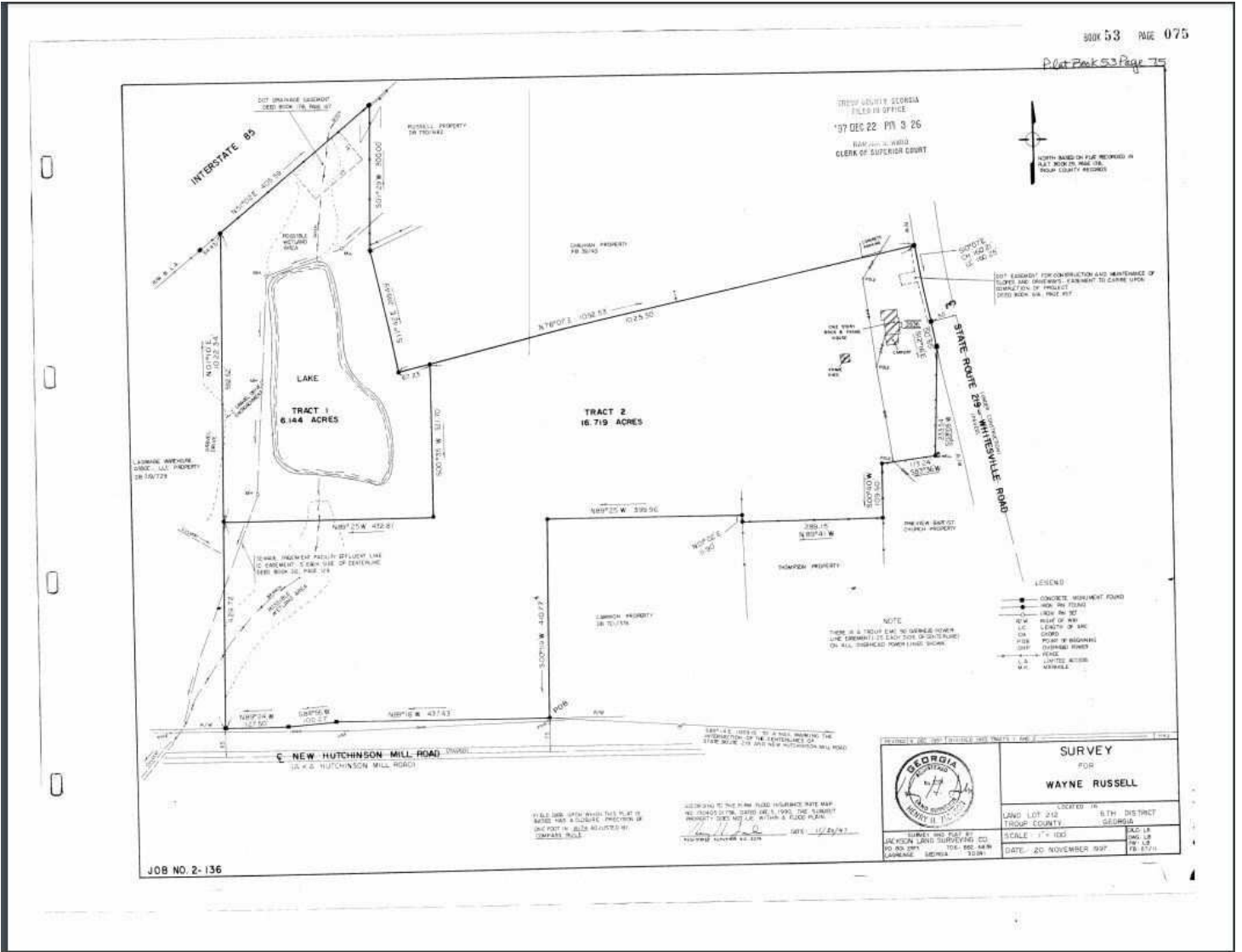
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SALE

2636 WHITESVILLE RD
2636 Whitesville Rd LaGrange, GA 30240



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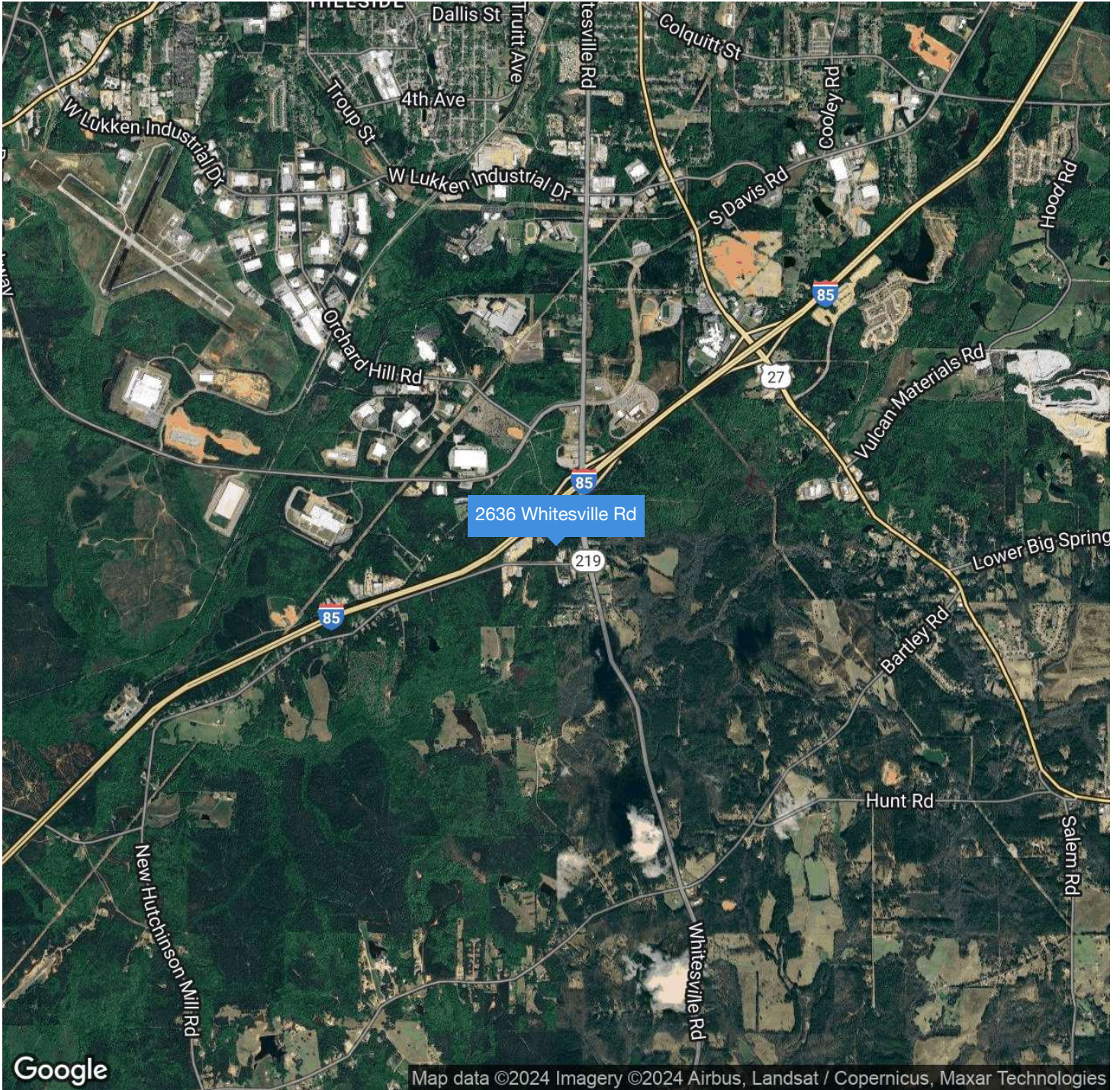


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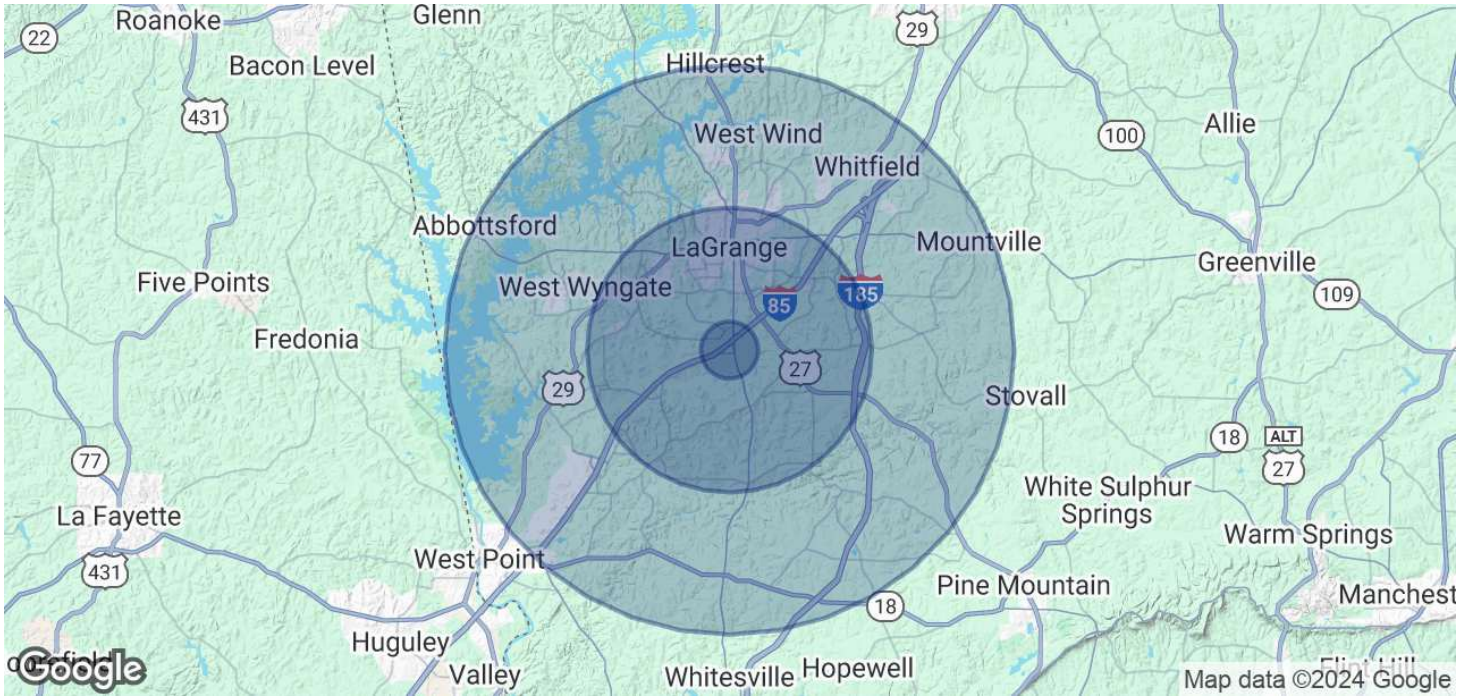


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FOR SALE

2636 WHITESVILLE RD

LaGrange, GA 30240



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	561	26,054	57,586
Average Age	31.1	34.4	36.2
Average Age (Male)	31.1	32.6	34.2
Average Age (Female)	30.7	35	37.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	135	10,559	23,307
# of Persons per HH	4.2	2.5	2.5
Average HH Income	\$61,907	\$44,855	\$57,124
Average House Value	\$189,639	\$120,395	\$143,410

2020 American Community Survey (ACS)

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