

## LAND FOR SALE

+/-4.0 ACRES FOR DEVELOPMENT OFF I-85 IN NEWNAN

Raymond Hill Road, Newnan, GA 30265



### OFFERING SUMMARY

Sale Price:	Inquire
Lot Size:	+/-4.0 Acres
Zoning:	LM Light Industrial
Market:	Atlanta
Submarket:	Coweta County
Traffic Count:	18,600 VPD

### PROPERTY DESCRIPTION

+/-4.0 Acres near the Southeast corner of Raymond Hill Rd at the Intersection of Hwy 154 in Newnan. Excellent development site for retail or industrial located less than 1/10 of a mile from I-85, Exit 51 in Coweta County, south of metro Atlanta. The Atlanta Regional Commission has projected the population in Coweta County will grow at an annual average rate of 51% between 2024 and 2050.

### PROPERTY HIGHLIGHTS

- Located Less Than 1/10th of a Mile off I-85, Exit 51
- New Retail & Industrial Growth in the Area
- +/-225 Feet of Frontage on Raymond Hill Road
- Fairly Flat Topography, Moderately Wooded
- Zoning Allows for Commercial or Industrial Usage
- Signalized Intersection
- All Utilities Available
- Zoning: LM
- Sale Price: Inquire
- Traffic Count: 18,100 VPD
- Coweta County

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	6,317	19,905	71,325
Total Population	17,665	53,720	190,900
Average HH Income	\$151,689	\$140,929	\$125,815

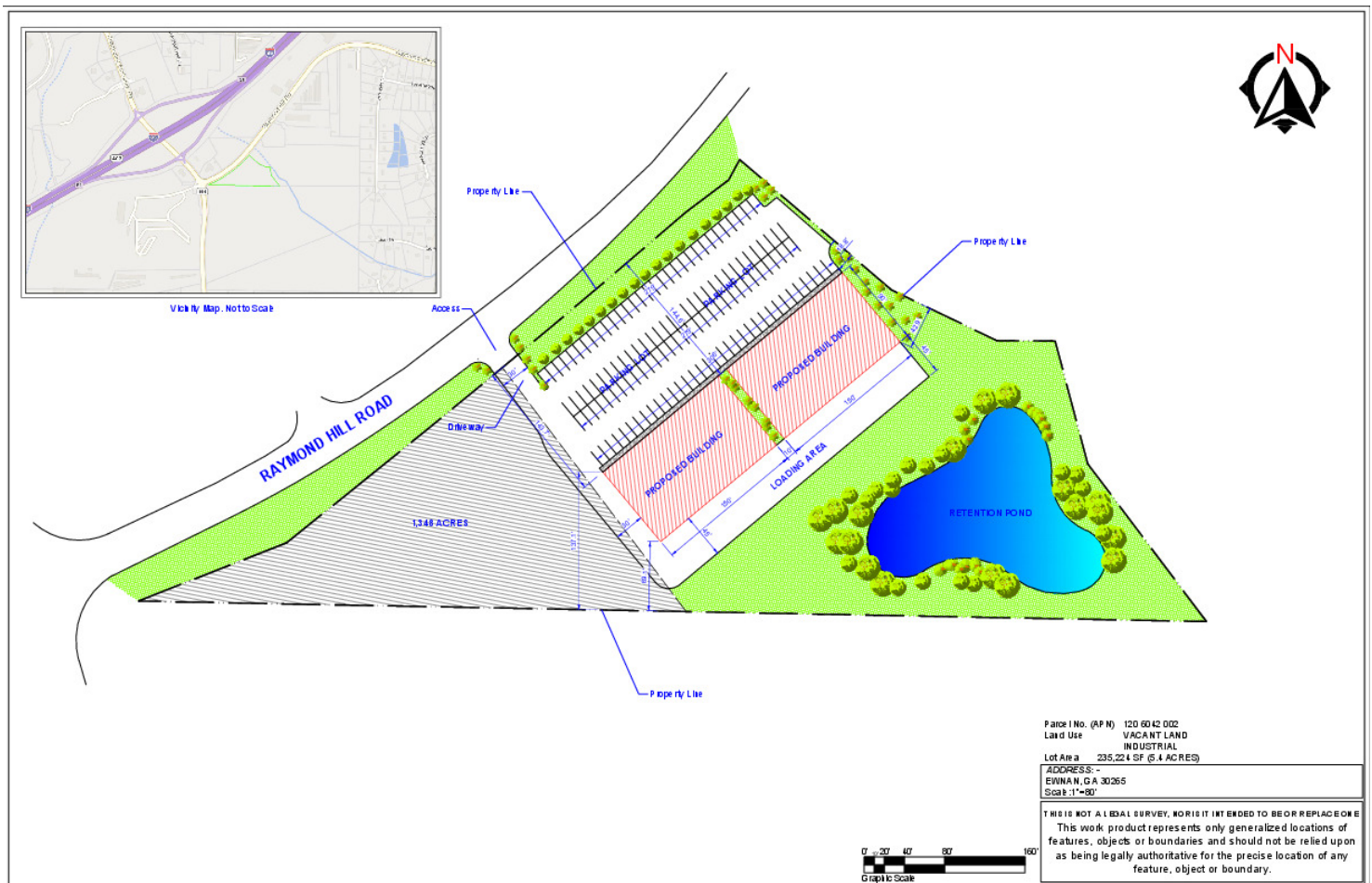
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Raymond Hill Road At HWY 154, Newnan, GA 30265

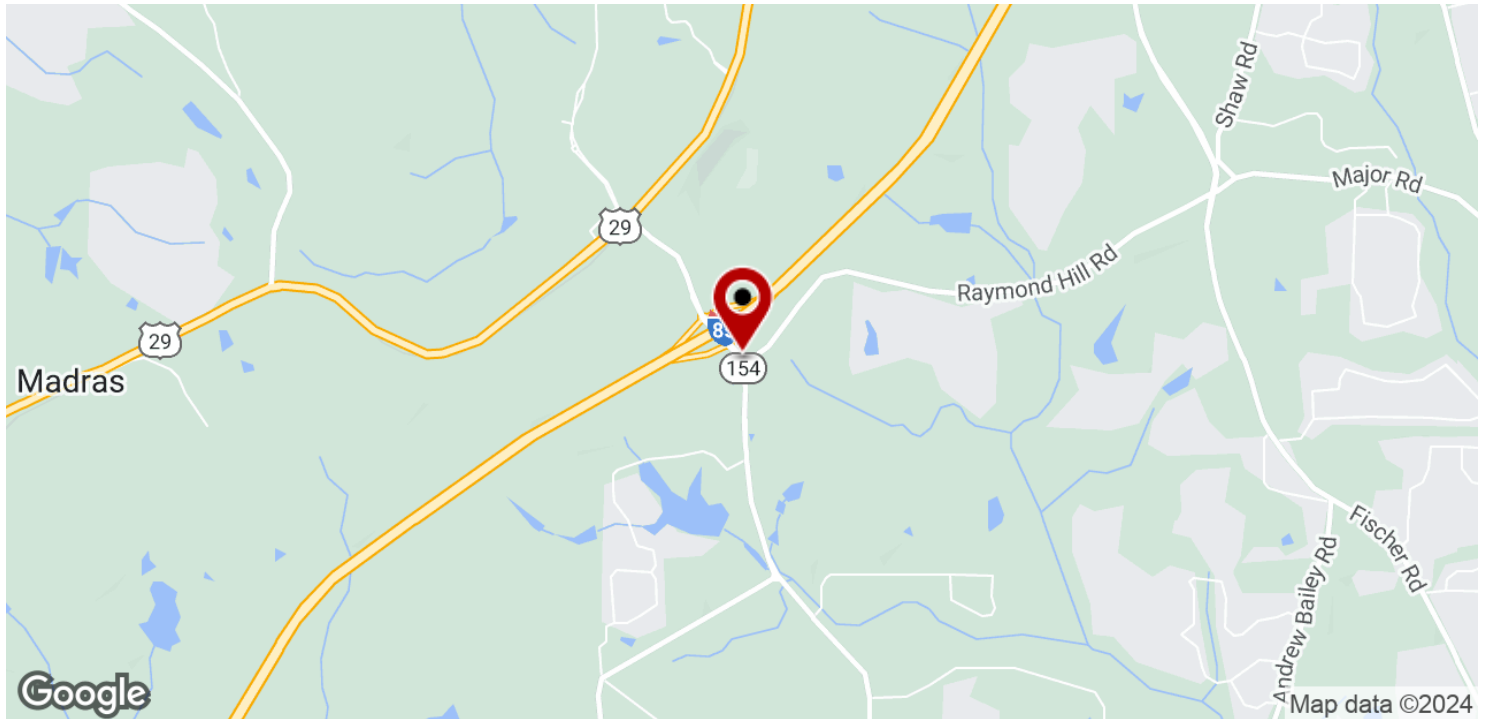




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