

# JEFFERSON, GA

HWY 129 AT PENDERGRASS

GROUND LEASE/BTS

HOME  
TO:



TOYOTA



AVERAGE  
HH INCOME

\$120,849  
3 MILE RADIUS

ADJACENT  
BRANDS INCLUDE:



PROPOSED RENDERINGS SUBJECT TO CHANGE BY LANDLORD



JACKSON COUNTY IS #4 FASTEST GROWING COUNTY IN U.S.  
(2024 U.S. CENSUS DATA)

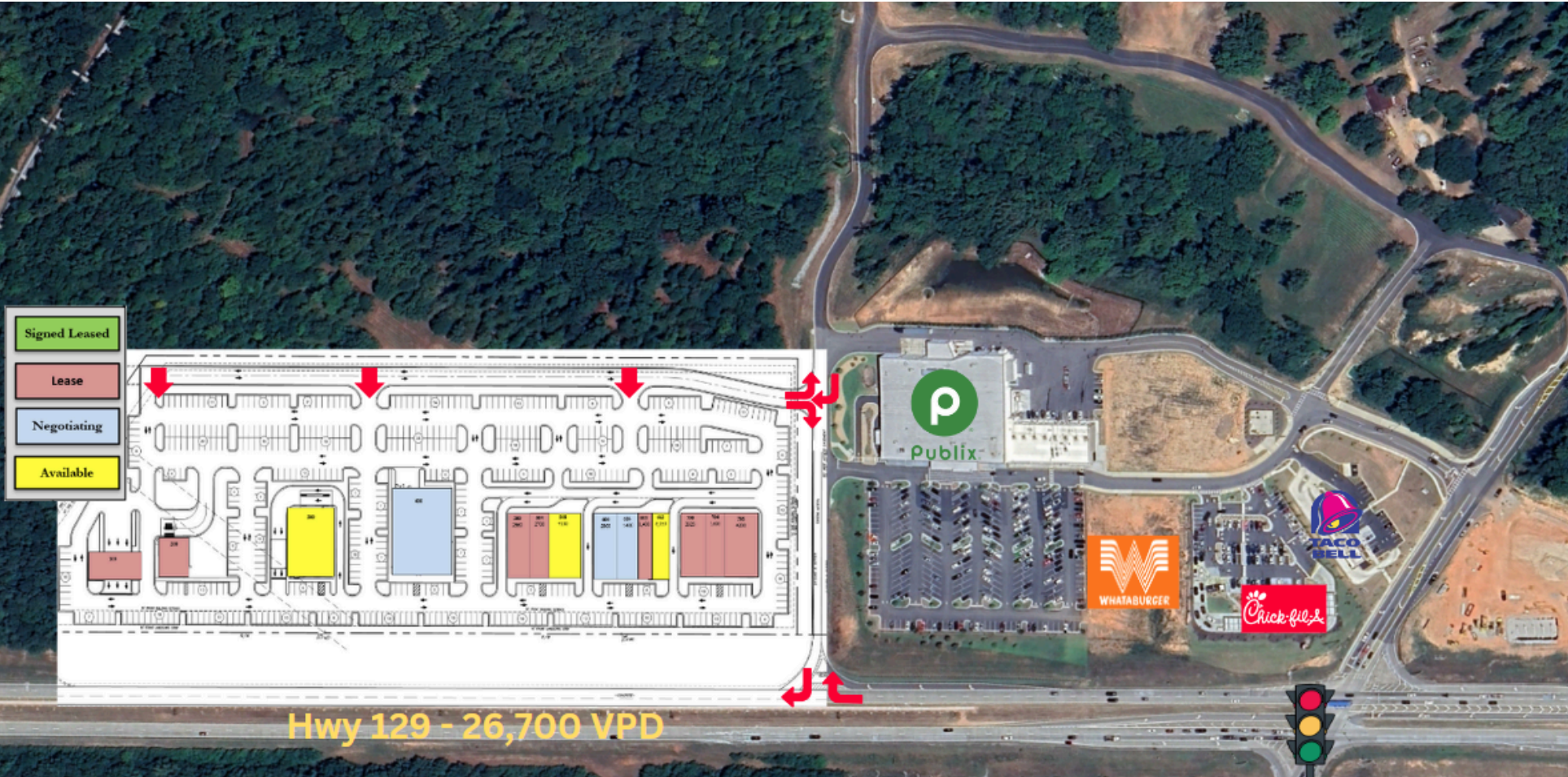


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GROUND LEASE/BTS



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DEVELOPMENT GROUP



MCBRIDE  
— REAL ESTATE —

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**GROUND LEASE/BTS**

**OVER 45,000 SF OF RETAIL - RESTAURANT, SERVICE, RETAIL**



(26,700 VPD)

129

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PRIMARY DAILY NEEDS DESTINATION FOR +/- 10 MILES



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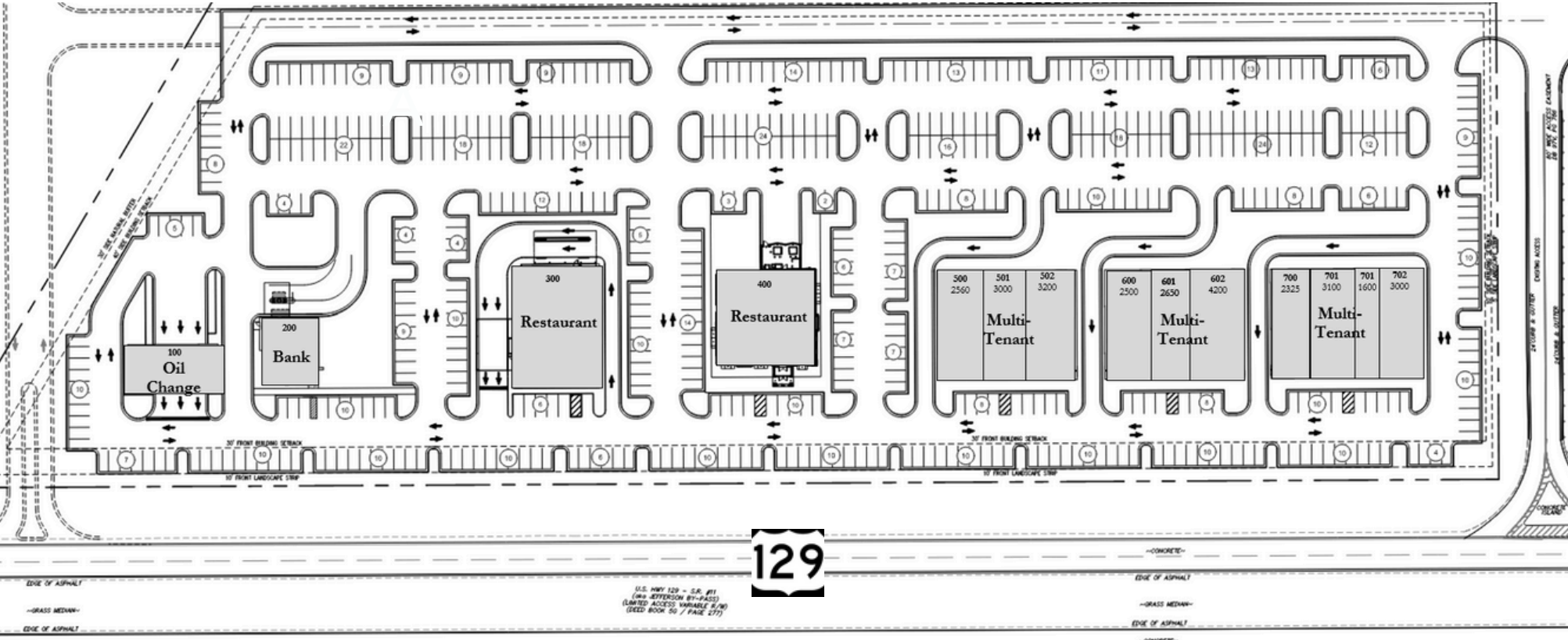
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## PROPOSED SITE PLAN



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