

171 JEFFERY STREET

LAVONIA, GA
30553

7,680+/- SF Building For Sale

JOWELL THOME

Sales Associate

404.316.6158

jthome@kingindustrial.com

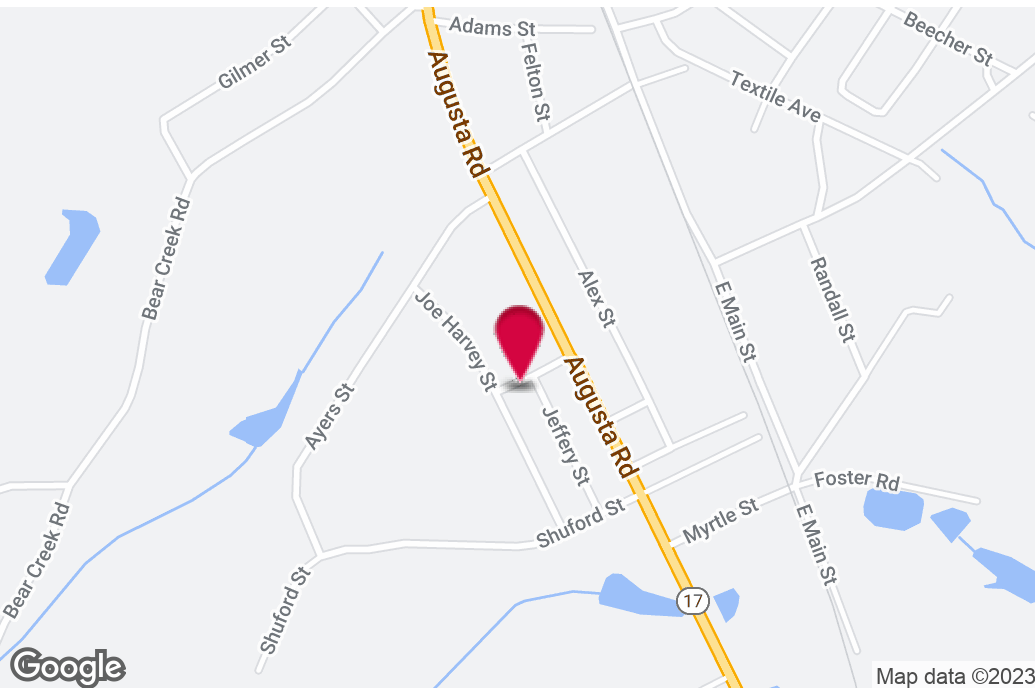
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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 5 Drive-In Doors, 2 Oversized
- Secure Outside Storage with 600+/- Feet of Fencing
- Oil Service Pit
- 2+/- Miles from I-85
- Owner Financing Available

OFFERING SUMMARY

Sale Price:	\$599,000
Lot Size:	0.62 Acres
Building Size:	7,680 SF
Zoning	C-3

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Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.

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ADDITIONAL PHOTOS



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LOCATION MAP



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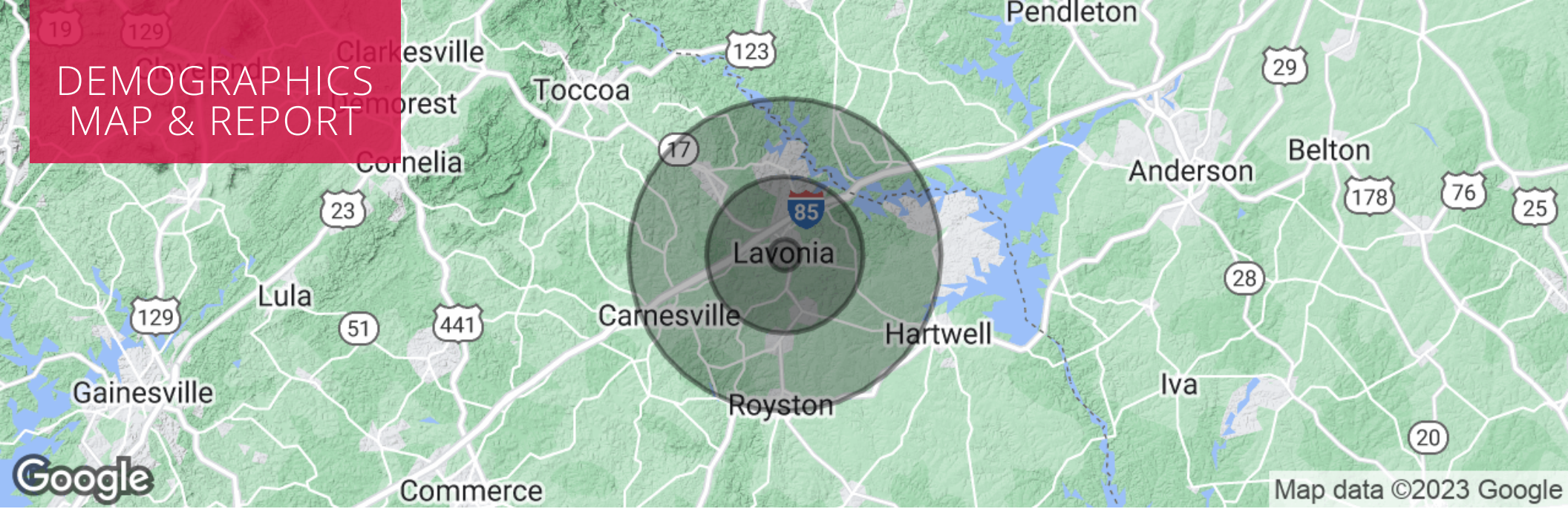
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	517	9,257	31,961
Average Age	36.0	37.4	39.9
Average Age (Male)	30.9	34.6	38.1
Average Age (Female)	38.5	38.6	40.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	203	3,480	12,329
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$46,973	\$48,571	\$49,818
Average House Value	\$126,689	\$163,887	\$169,851

* Demographic data derived from 2020 ACS - US Census

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