

LAND FOR SALE

19+/- & 3.25+/- Acres Available

KING Industrial
Realty, Inc.



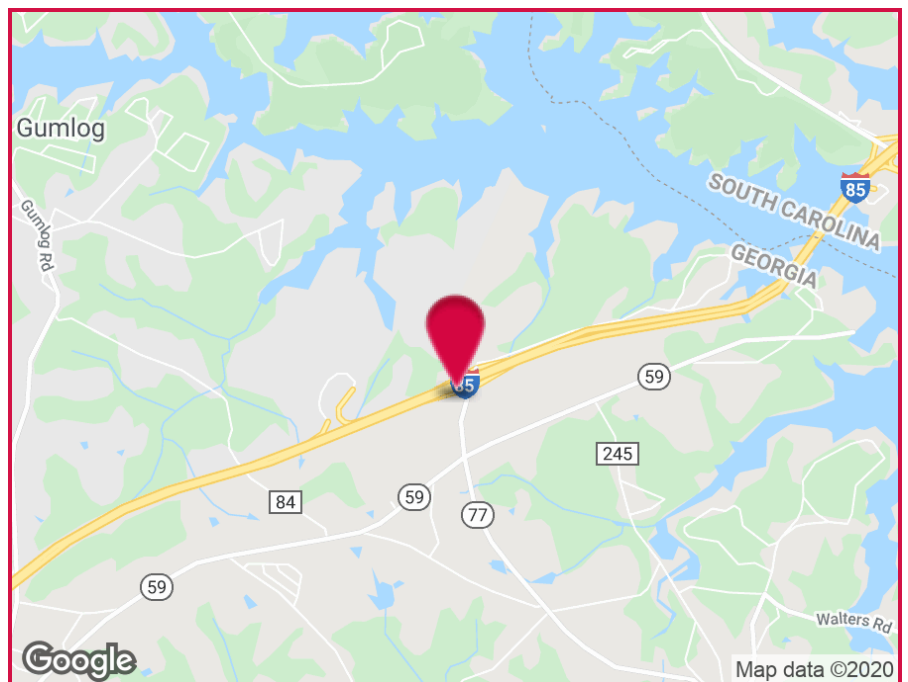
5601 Whitworth Road, Lavonia, GA 30553

OFFERING SUMMARY

Lot Size: 22.25 Acres
Zoning: C

PROPERTY HIGHLIGHTS

- **3.25+/- Acres: Pin Corner on Southeast Corner of I-85 & Whitworth Rd**
- 448 ft. of Frontage on Whitworth Rd
- 190 ft. of Frontage along the on ramp onto I-85
- **19+/- Acres: Pin Corner of I-85 & Whitworth Rd**
- 1 1/2 Hours North of Atlanta: 1 Hour South of Greenville, SC
- Ideal Location for Truck Stop
- 850 ft. of Frontage Along the Off Ramp of I-85
- 1,650 ft. on Whitworth Rd
- 500 ft. on Knox Bridge Crossing Rd



For More Information Contact:

JOWELL THOME

Sales Associate
404.942.2036

jthome@kingindustrial.com

JASON MCCART, SIOR

Senior Vice President
770.601.5451

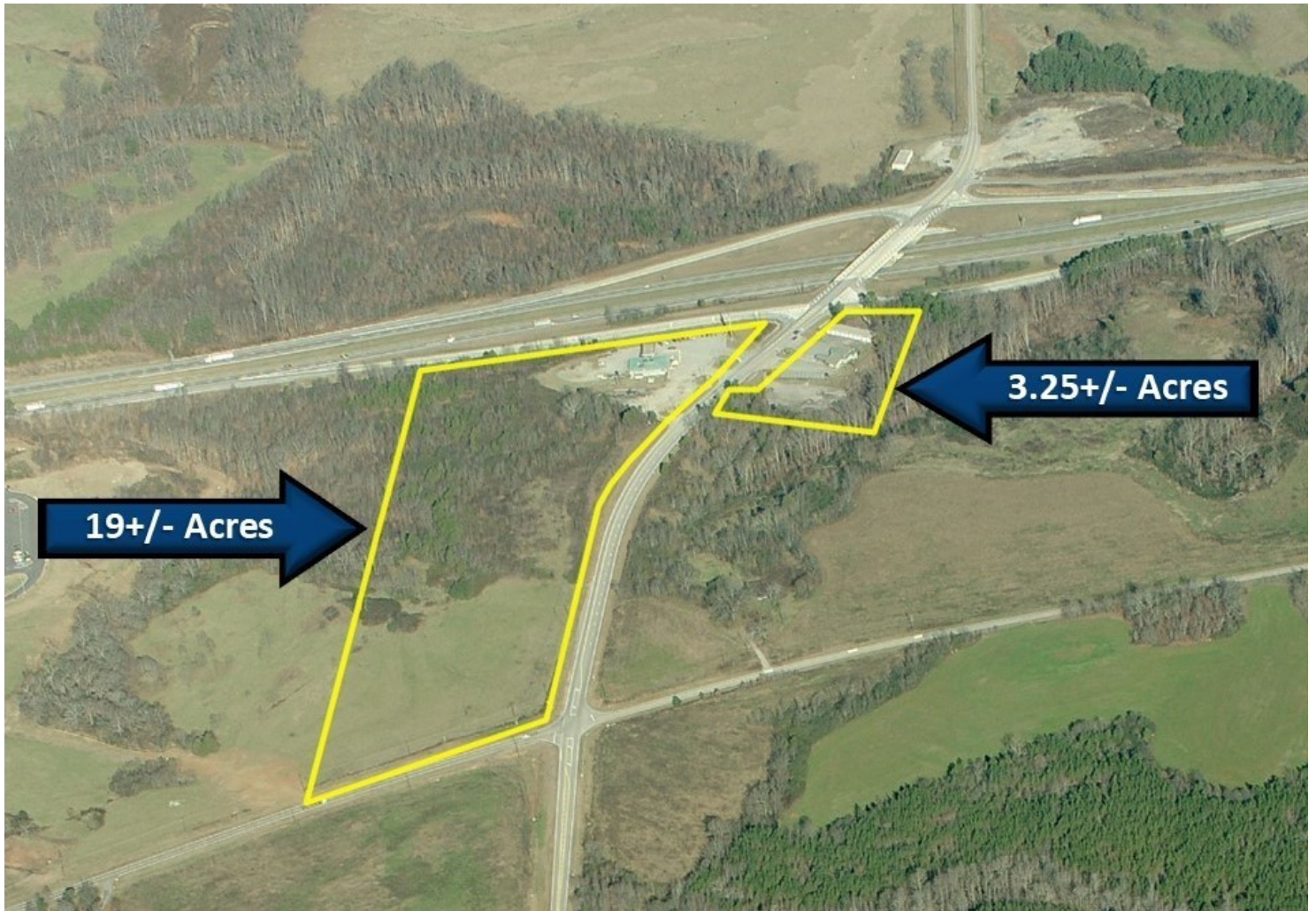
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Potential Adjacent Assemblage Totaling 22.25+/- Acres

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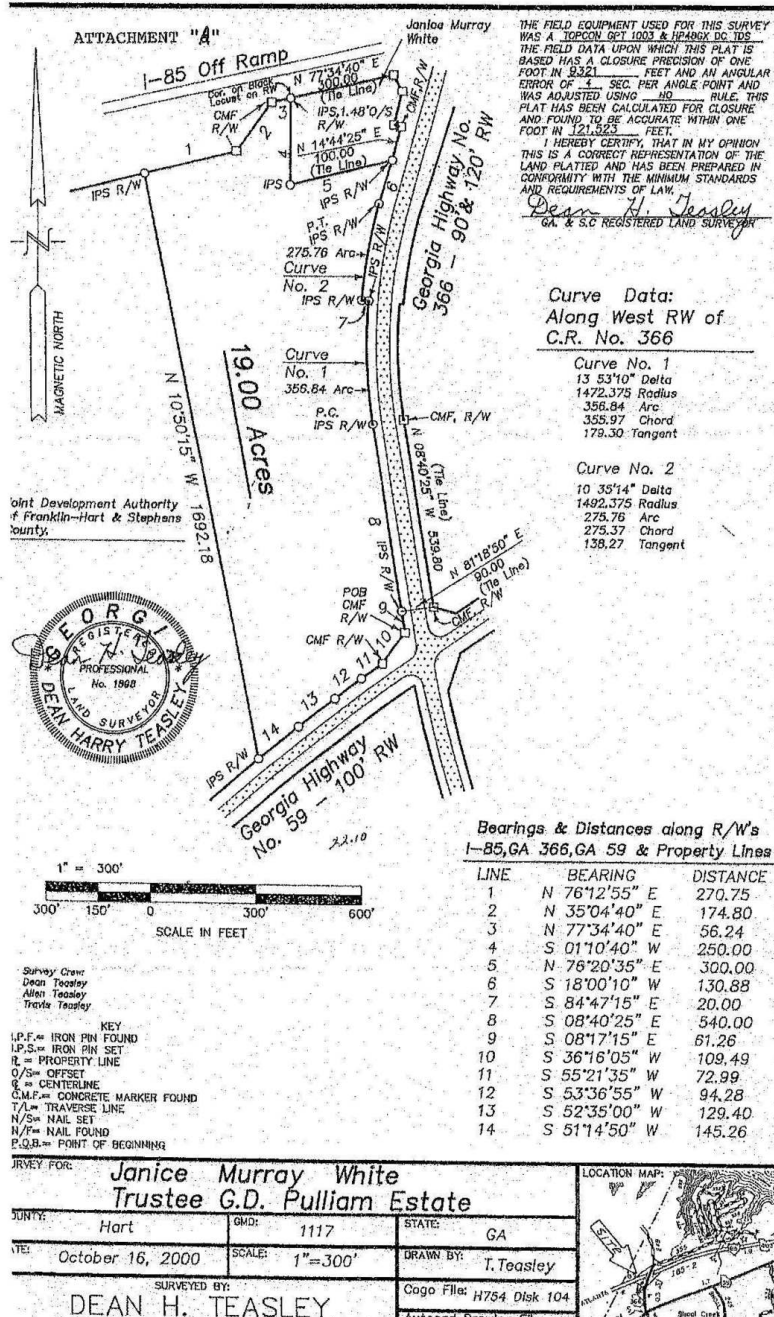
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Survey for 19+/- Acre Parcel

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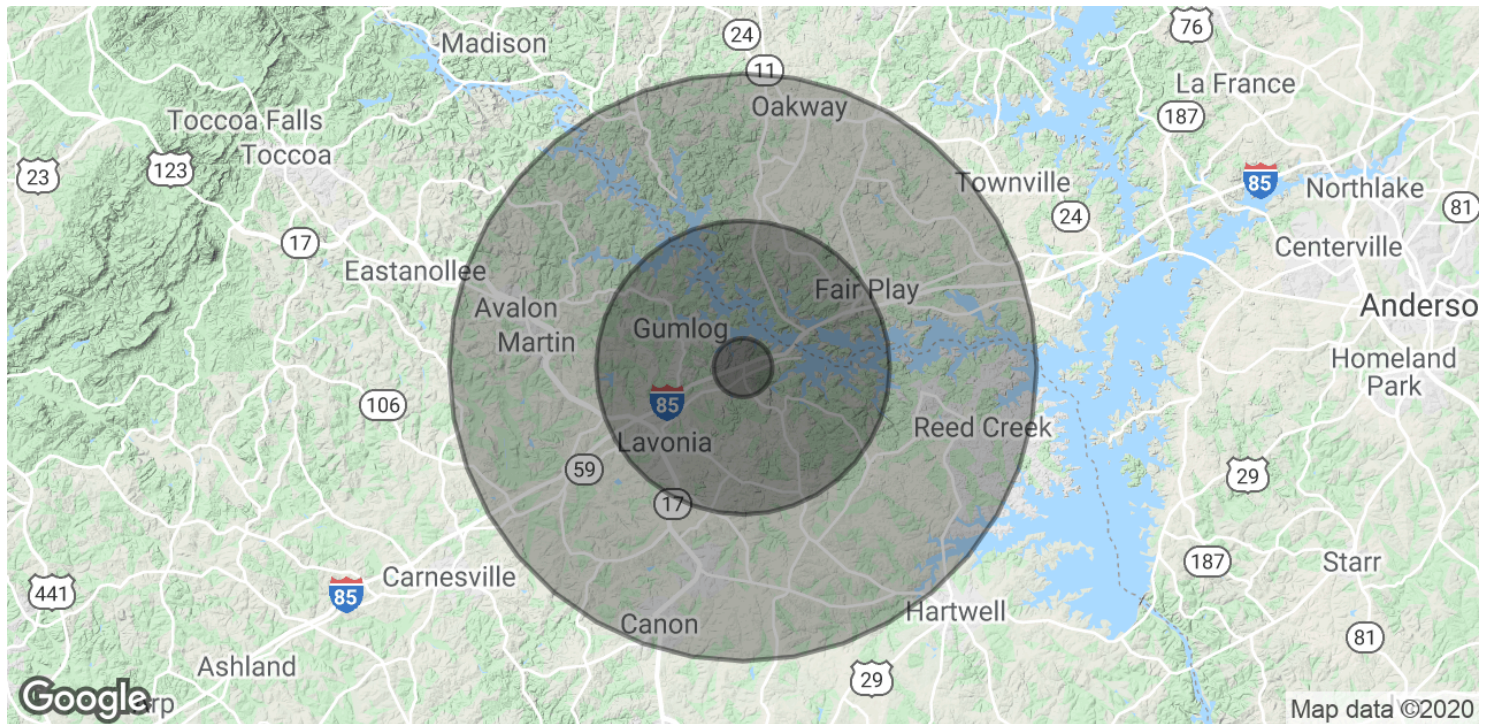
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	283	7,811	32,090
Median age	39.1	40.4	41.5
Median age (Male)	37.5	38.9	40.4
Median age (Female)	39.4	40.7	41.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	100	2,965	12,571
# of persons per HH	2.8	2.6	2.6
Average HH income	\$52,595	\$53,718	\$53,132
Average house value	\$190,712	\$185,277	\$177,782

* Demographic data derived from 2010 US Census

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