



INDUSTRIAL FOR SALE

APPALACHIAN INDUSTRIAL

72 Lance Crossing Road | Blairsville, GA 30512



LQ Commercial
REAL ESTATE SERVICES



**EXECUTIVE
SUMMARY**

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SECTION 1

EXECUTIVE SUMMARY



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APPALACHIAN INDUSTRIAL

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Industrial Building & Business For Sale



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- Twin industrial buildings for sale.
- Established business also for sale.
- Inventory, supplies & vehicles included for savvy operator seeking immediate income.
- Union County (North GA) highway frontage.
- Capture 1.21 acres (tax ID 034 178 D).
- 2,600 SF flex, plus 30 x 40' storage.
- Concrete slabs with metal sidings & roofs.
- Manufacturing-rich "Blairstone" market.



**\$975,000
FOR SALE**



**1.21
SITE AC**



**1: 2,600 SF
2: 30x40 FT**



**2001
BUILT**

PROPERTIES.LQCRE.COM/APPALACHIAN-INDUSTRIAL



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EXECUTIVE SUMMARY

APPALACHIAN INDUSTRIAL

LQ Commercial, in conjunction with REMAX Town & Country, is pleased to offer for sale the Appalachian industrial site at 72 Lance Crossing Road in Blairsville, Union County, GA 30512.

This location offers highway frontage, two commercial buildings, and a successful business: the Appalachian Garage Door Company (www.agaragedoors.com).

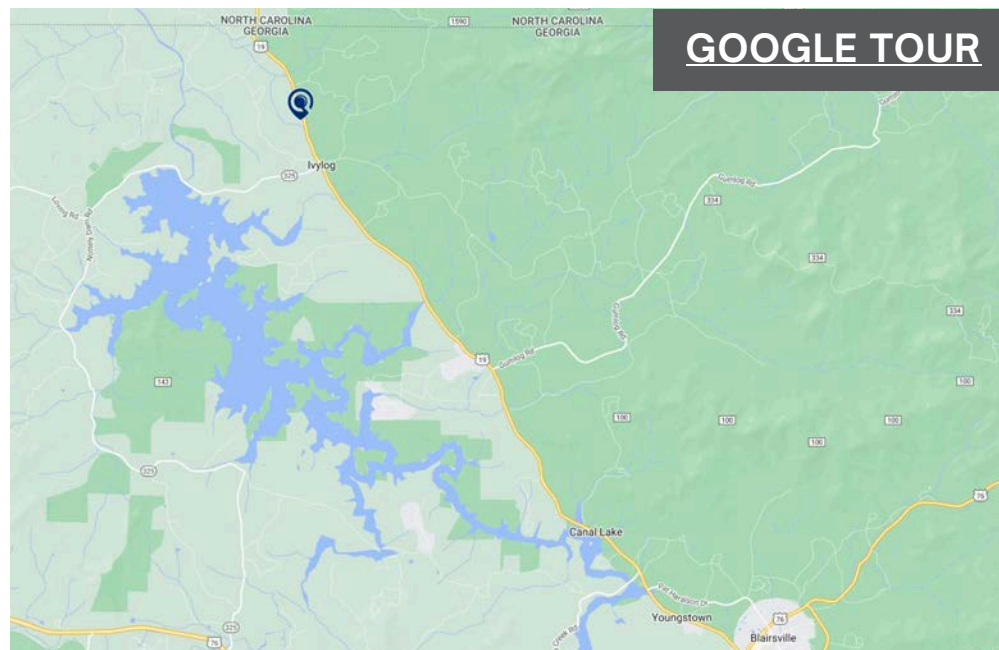
Main building offers 2,600 square feet with two offices, bathroom, showroom and warehouse area.

Additional building: 30 x 40' warehouse with storage for additional inventory and/or workspace. Fiber optic internet. 220 Amp power.

Situated on 1.21 acres of flat land, providing expansion opportunity.

No lease-up needed! Established business also for sale to owner/operator for an immediate return. All inventory, supplies, and vehicles included! Purchase options include:

- 1) Buildings only;
- 2) Buildings and business;
- 3) Business, then rent from Seller in a different location.



15-MIN POPULATION

8,503



5-YEAR INCREASE

2.2%



15-MIN INCOME

\$75,659



15-MIN EMPLOYEES

8,740



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SECTION 2

PROPERTY DETAILS



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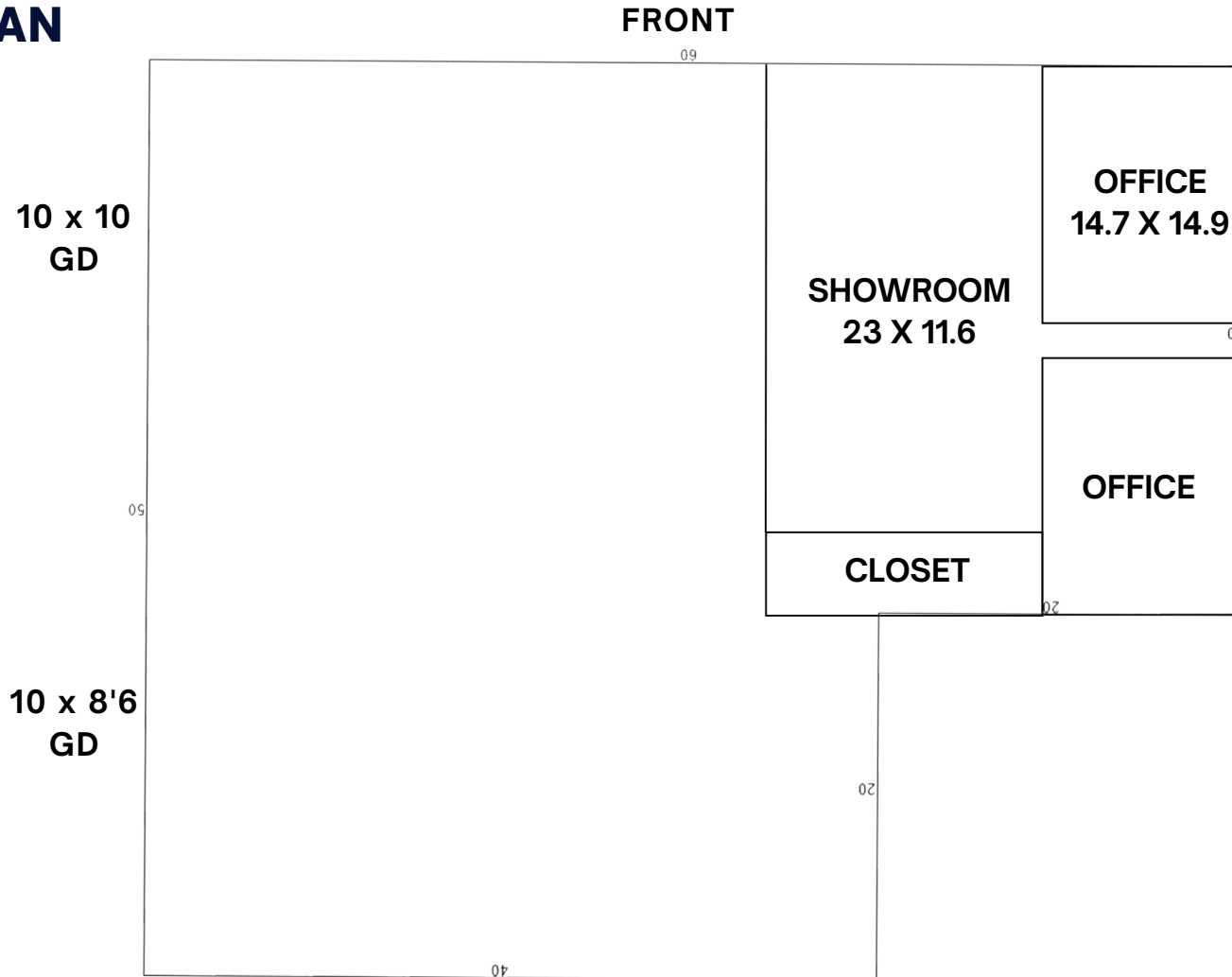


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FLOOR PLAN

MAIN BUILDING



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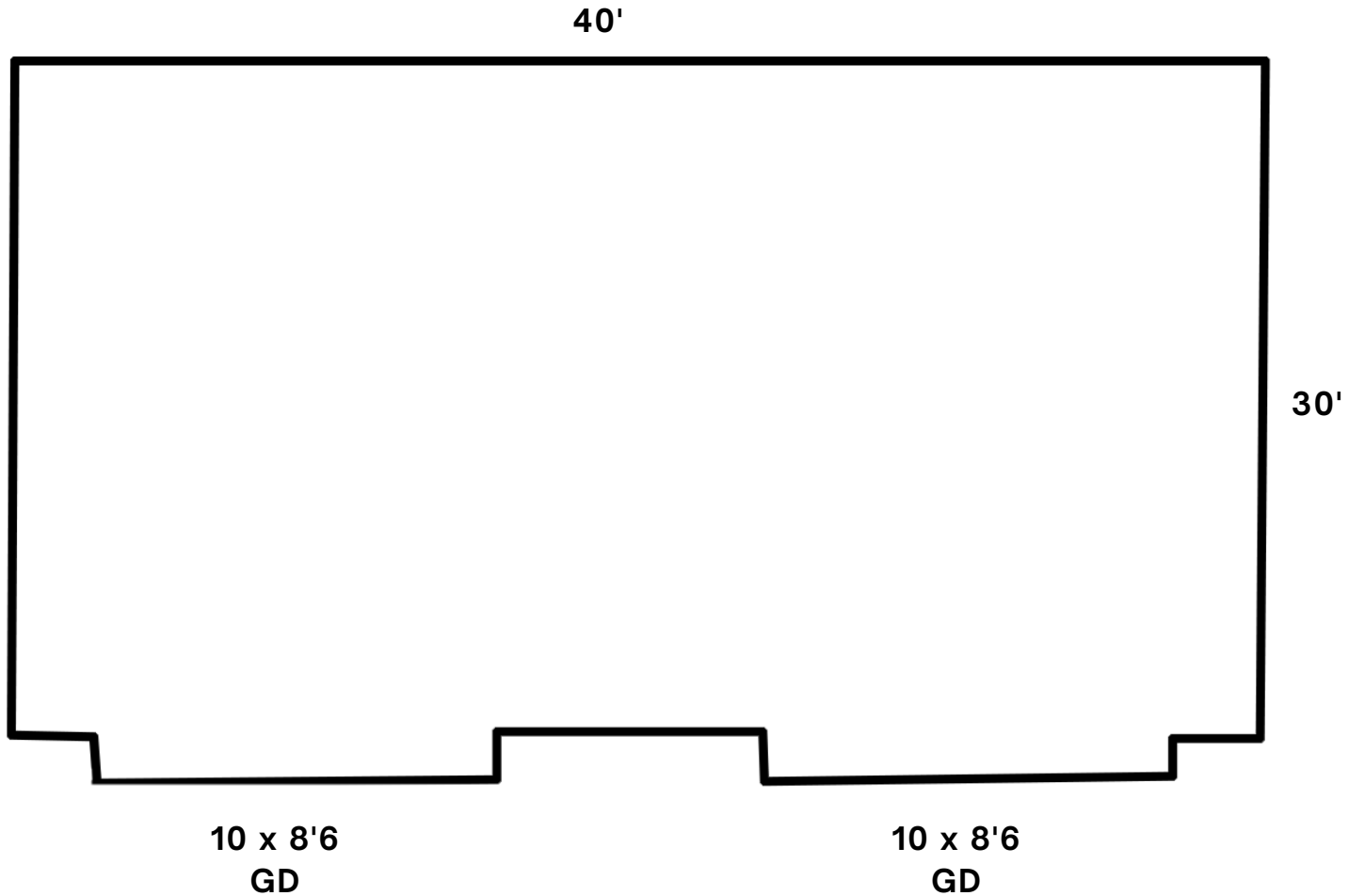


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FLOOR PLAN

SECOND BUILDING



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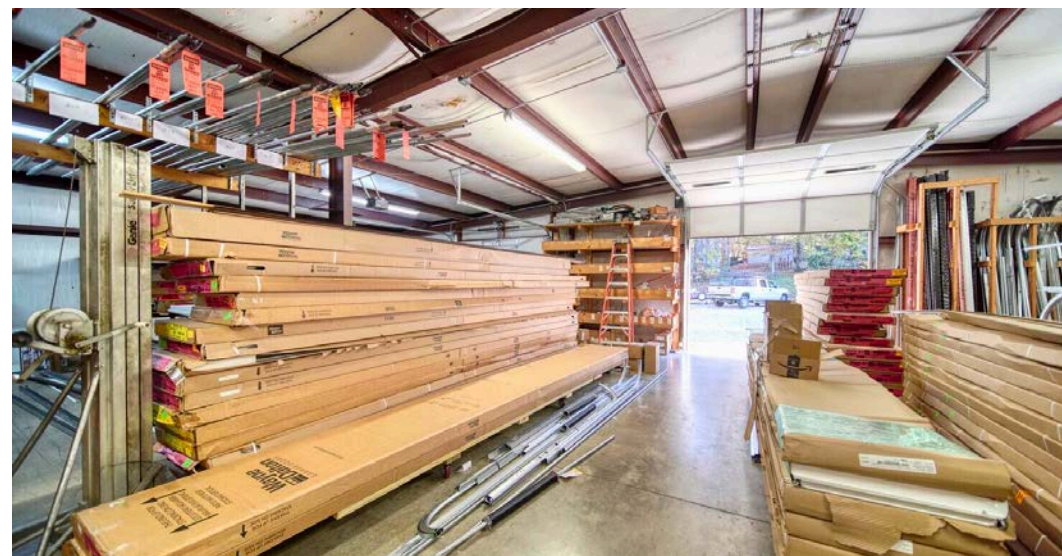
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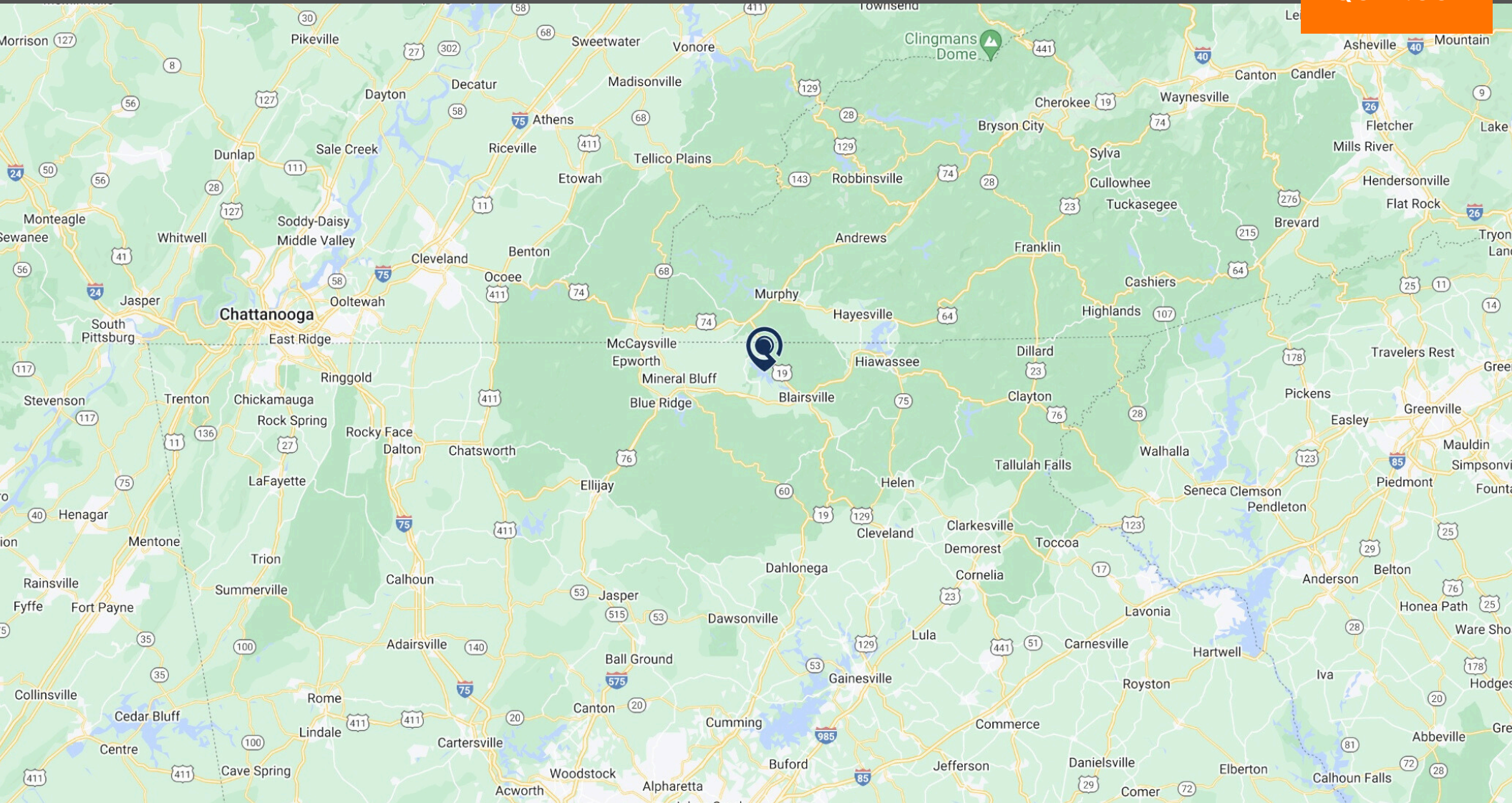
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SECTION 3

MARKET OVERVIEW



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UNION COUNTY

AT-A-GLANCE

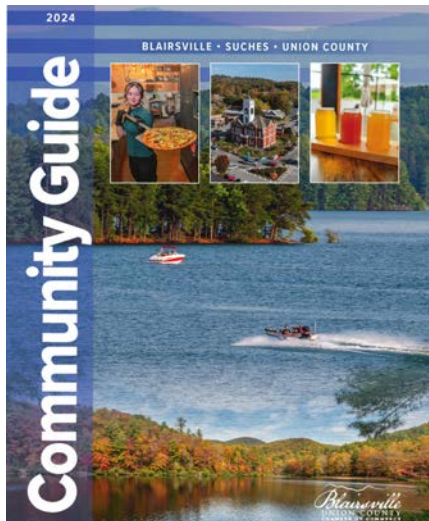
UNION COUNTY DRIVERS

Union County's Appalachian home comes with a vibrant culinary scene, superior schools, and a quality, compassion-driven hospital and medical care facilities.

This landscape provides for a competitive business environment.

With Union County's 26,500-plus residents, we know our neighbors work at the local schools, hospital, county government, banks, and in tourism.

READ THE COMMUNITY GUIDE



VISITBLAIRSVILLEGA.COM

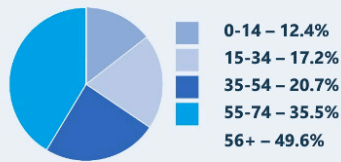
UNION COUNTY AT A GLANCE

POPULATION



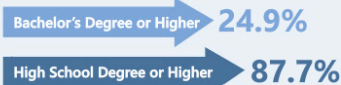
*ESRI 2023

AGE BRACKETS



Median Age	Male	Female
54.8	49.3%	50.7%

EDUCATIONAL ATTAINMENT

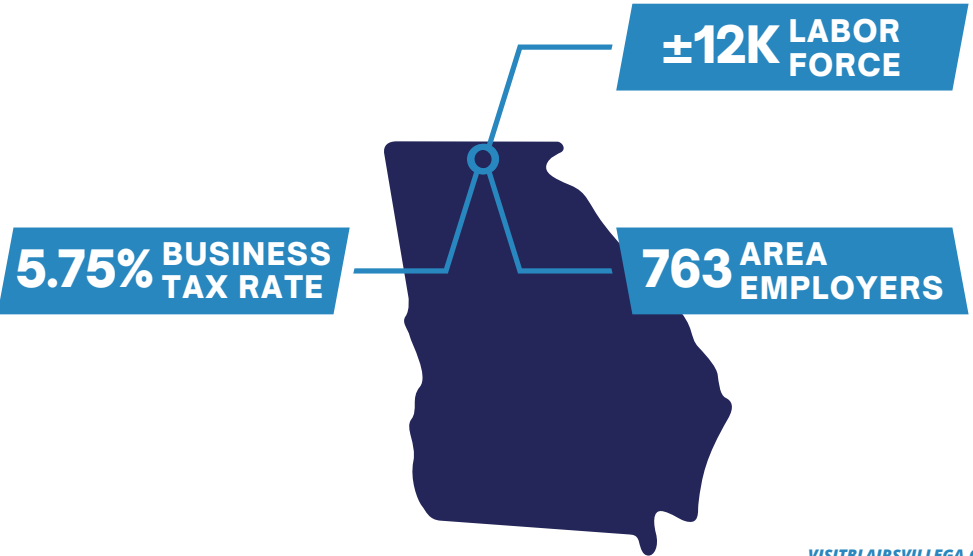


TOTAL HOUSING UNITS	MEDIAN GROSS RENT
15,186	\$687

*U.S. Census Bureau (v2022) and ESRI 2023



GEORGIA DEPARTMENT OF LABOR
LABOR PROFILE
ESRI 2023



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BLAIRSVILLE, GEORGIA

AT-A-GLANCE

ABOUT BLAIRSVILLE

A moderate cost of living, stellar public schools, lower crime rate, and proximity to bigger cities like Atlanta and Asheville combine to position Union County as an ideal community.

Blairsville offers plenty of opportunities for community involvement.

Festivals and great shopping and dining make the town the hub of cultural activity. Churches, civic groups, and nonprofits here need volunteers; a super way to make new friends while giving forward.

Homes in Blairsville and surrounding rural neighborhoods generally run between \$190,000 and \$350,000, although cottages and houses perched on mountainsides with amazing views may sell for much more.

About 27% of residents have a household income between \$75,000 to \$150,000. Approximately 9,100 residents own a home; with 2,250± residents renting.

Union County is home to manufacturing businesses, including national and international companies engaged in traditional machining and metal fabrication to high-tech bioengineering.

Hundreds of thousands of annual visitors create a vibrant tourism and hospitality sector of the local economy.

Local, state, and national incentives are available to help businesses get settled and grow. All of this means realistic living wages and stable jobs are available.

LIVE WEBCAMS



ECONOMIC DRIVERS

FEATURED INDUSTRIES

The Union General Health system operates over 20 area facilities:



- Two Hospitals
- Two Nursing Homes
- Dialysis Center
- Wellness Center
- Walk-In Clinics

Specialty clinics include pediatrics, urology, orthopedics and sports medicine, women's health and more.

HEALTHCARE

In the heart of the Chattahoochee National Forest is the Vogel State Park, one of Georgia's old and most popular state parks.



- Appalachian Trail
- Vogel State Park
- Trahyta Falls
- Helton Creek Falls
- Coosa Backcountry Trail

UGA's "Georgia Mountain Research and Education Center" - in Blairsville - offers education via its Cannery Interpretive Center,

ECOTOURISM

EDUCATION

AT-A-GLANCE

GEORGIA
DEPARTMENT OF
EDUCATION



5

PUBLIC
SCHOOLS



3,070

STUDENTS



92.6%

GRADUATION
RATE



2022

MILITARY
FLAGSHIP
SCHOOL

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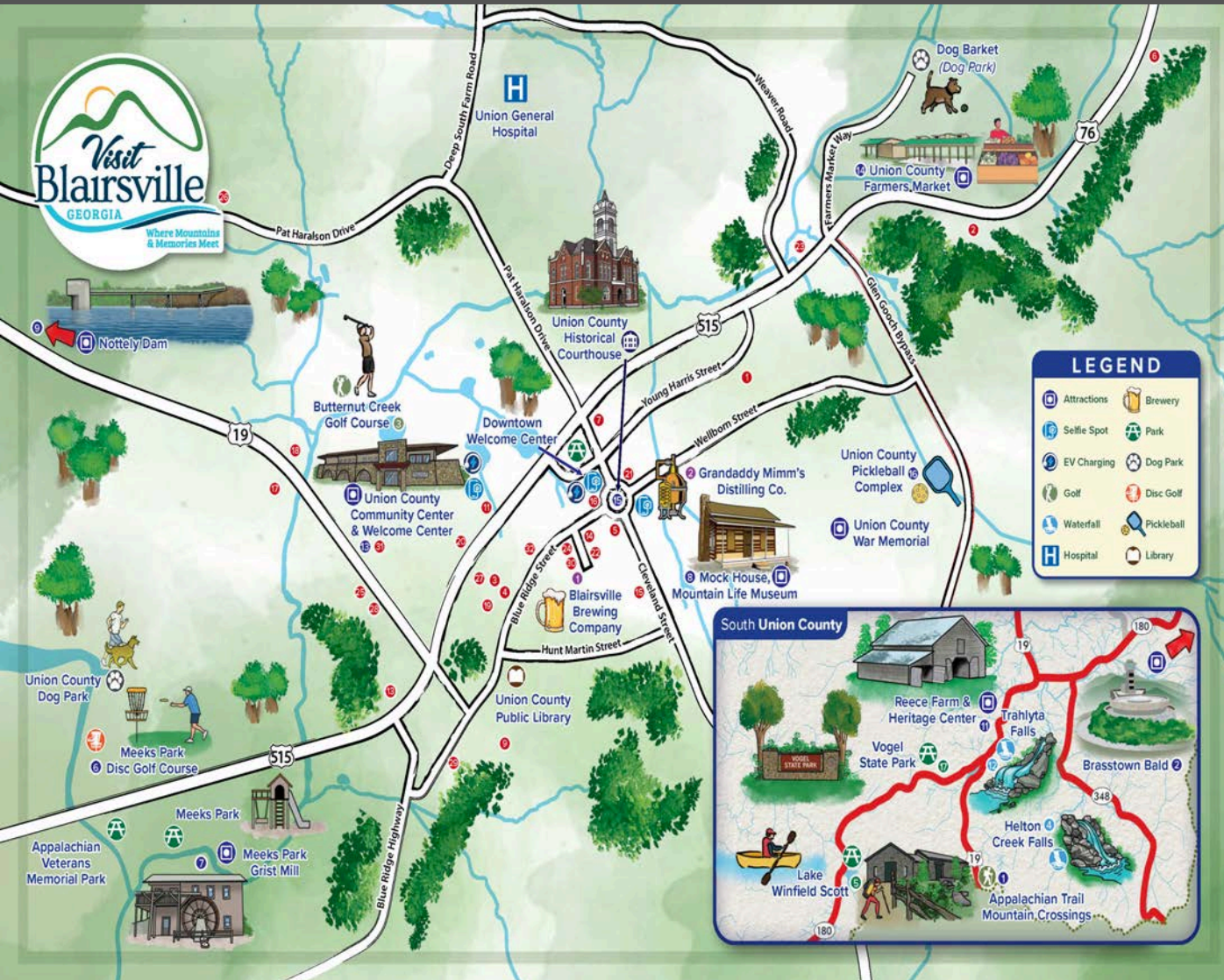
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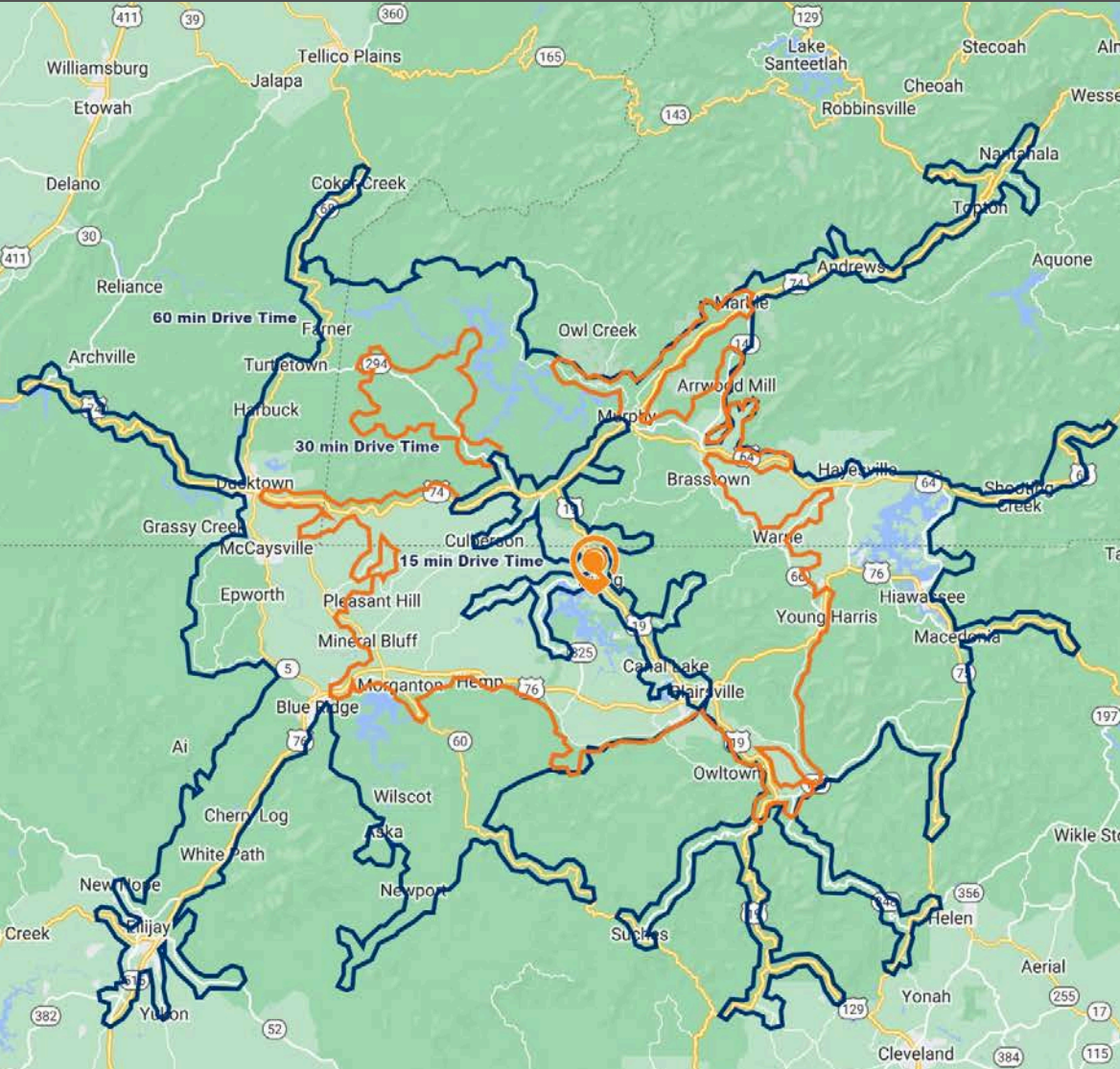
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DEMOGRAPHICS	15-MIN	30-MIN	60-MIN
Population	8,503	46,440	100,990
Five-Year Increase (#)	9,457	51,024	108,792
Five-Year Increase (%)	2.2%	2.0%	1.5%
Median Age	55.9	53.4	52.8
Households	3,831	20,507	44,978
Five-Year Household Growth	1.1%	0.6%	0.1%
White	93.8%	93.1%	92.8%
Black or African American	1.3%	1.4%	1.4%
Asian or Pacific Islander	0.6%	0.6%	0.7%
American Indian or Native Alaskan	0.3%	0.4%	0.4%
Other Races	4.0%	4.6%	4.8%
Hispanic	3.4%	3.9%	4.3%
Average Household Income	\$75,659	\$83,857	\$84,068
Median Household Income	\$57,232	\$63,267	\$61,256
Some High School (Grades 9 - 11)	5.9%	6.7%	6.7%
High School Graduate	34.0%	32.9%	31.9%
Some College	19.7%	20.1%	20.2%
Associates Degree Only	10.5%	10.4%	10.8%
Bachelors Degree Only	16.6%	16.4%	15.9%
Graduate Degree	10.1%	10.3%	10.7%
Total Businesses	642	2,069	5,143
Total Employees	8,740	19,281	37,271



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CONTACT
LQ COMMERCIAL



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CONTACT AGENT



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LQCRE.COM/PAUL-FISCHETTI

Paul specializes in forecasting growth markets to consistently create opportunities for clients to capitalize on booming regions through off-market opportunities, expedited site selection, leasing, and sales / investment success.

Previously the Owner of Fisco Realty Company, and Managing Director at both Colliers International and Newmark, Paul earns a reputation as one of the best in the business.

Before entering the “CRE” industry, Paul was a Senior Financial Advisor at AXA Advisors, Regional Vice President for Allianz, and Vice President of Investments at Raymond James.

He served in the US Army and the Florida National Guard.





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