



Former QSR/Redevelopment Site

211 Vernon Street
LaGrange, GA 30240

Executive Summary	1
Site Plan	2
Retail Trade Area	3
Property Aerial	4-5
Location Overview	6-7



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Avison Young, as the exclusive advisor to the seller, is pleased to present the investment opportunity for the fee simple interest in this currently vacant property.

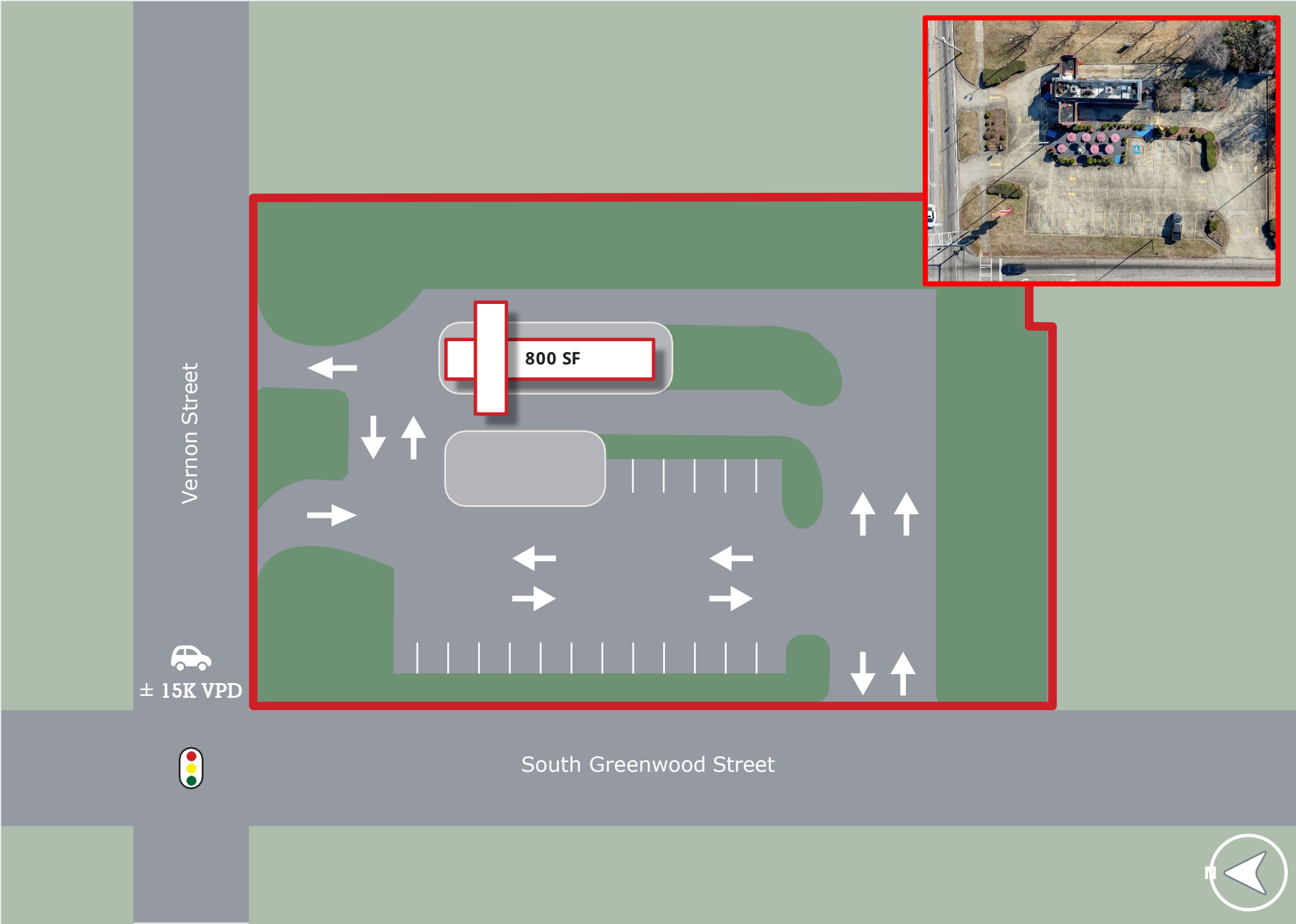
The subject property positioned in the vibrant heart of LaGrange; this Quick Service Restaurant (QSR) enjoys prime visibility within a thriving retail corridor. With high-traffic neighbors like Chick-fil-A, McDonald's, Zaxby's, Taco Bell, and KFC, the location benefits from a steady stream of diners seeking convenience and quality. Adding to its strategic appeal, this is one of the few QSR establishments within just 0.3 miles of LaGrange College, offering a built-in customer base of students, faculty, and visitors. This combination of strong macroeconomic fundamentals and unparalleled proximity to both national brands and a major local institution makes this a standout investment opportunity and perfect for Expanding Quick Service Restaurant brands

ADDRESS	211 Vernon Street • LaGrange, GA 30240
OWNERSHIP	Fee Simple
BUILDING SIZE	± 800 SF
LOT SIZE	34,848 SF 0.80 Acres
YEAR BUILT	1995/2015
OPPORTUNITY ZONE	Yes
APN	061-4A-021-001
ZONING	C3 (General Commercial)
PARKING SPACES	19
FRONTAGE	± 100' on Vernon Street ± 200' on South Greenwood Street
INGRESS/EGRESS	Primary on Vernon Street Secondary on South Greenwood Street

INVESTMENT HIGHLIGHTS

- Double Drive-Thru Quick Service Restaurant
 - 0.3 miles from LaGrange College
- 20,000 VPD on Vernon St and 5,700 VPD on South Greenwood St
- Access to the Kia Motors Plant's 5,000 employees in Troup County
 - Popular 1-85 corridor exit between Montgomery and Atlanta
- Hard, Signalized Corner Lot with Excellent Visibility and Multiple Points of Ingress/Egress





Vernon Street

± 15K VPD

South Greenwood Street

800 SF







Downtown Square



COURTYARD BY HARRIOTT



S Lewis St



Vernon Street (20,000 VPD)



South Greenwood Street (5,700 VPD)





S Lewis St

South Greenwood Street

Vernon Street







Lafayette Square, Downtown LaGrange, Georgia

AREA HIGHLIGHTS:

- Over 925,000 people live within a 45-minute drive of downtown LaGrange
- The population within a 60-mile radius totals over 2 million people
- Georgia’s oldest private university, LaGrange College, is located in LaGrange with over 1,000 students enrolled
- More than 1,200 students are enrolled at West Georgia Technical College’s LaGrange Campus
- More than 3.5 million people visit Troup County’s tourist attractions annually

Demographics

Population	1 Mile	3 Miles	5 Miles
2010 Population	6,584	28,299	37,761
2020 Population	6,637	29,822	40,362
2025 Projection	6,598	30,369	41,351
Households			
2010 Households	2,390	10,848	14,089
2020 Households	2,323	11,258	14,806
2025 Projection	2,301	11,450	15,126
Income			
2020 Household Average	\$53,399	\$56,586	\$63,172
2020 Household Median	\$28,674	\$35,127	\$39,925

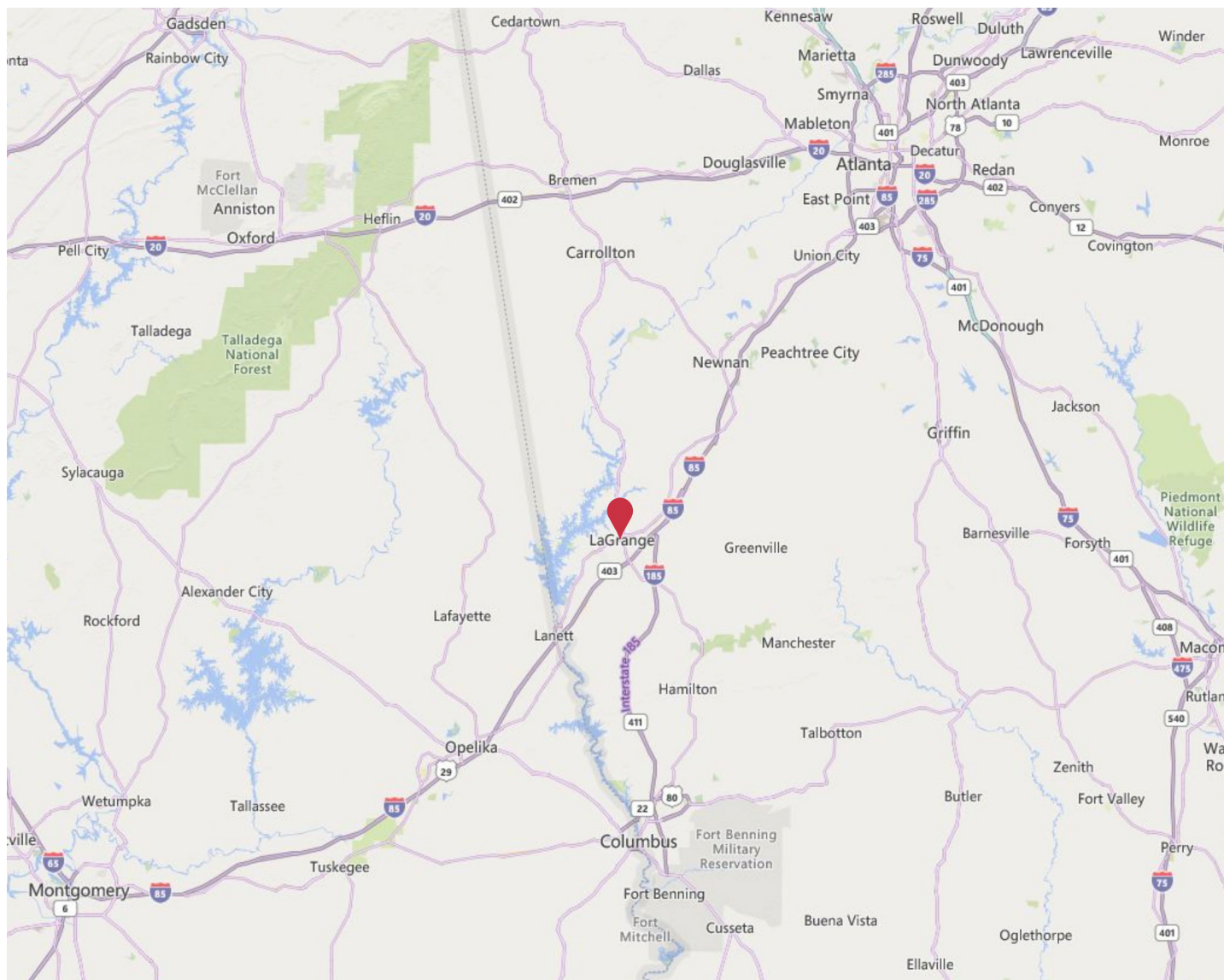
Troup County, GA Top Employers

Employed

KIA Motors Manufacturing	3,000
Troup County Board of Education	1,939
West GA Health	1,300
Milliken	1,099
InterfaceFLOR	1,000
Sewon America	912
Mountville Mills	550
Caterpillar, Inc.	480
Duracell	428
City of LaGrange	420

LaGrange is the county seat of Troup County, Georgia and is included in the Atlanta-Sandy Springs-Gainesville, Georgia-Alabama Combined Statistical Area. Located near the intersection of two interstates (I-85 and I-185), LaGrange is situated between Georgia's two largest cities, Atlanta, which is approximately 60 miles to its northeast, and Columbus, approximately 40 miles to its south.

Nicknamed "The Growth Corridor of the South," the area has attracted a variety of U.S. and foreign companies alike, including Korean automaker Kia, who located its first North American plant in Troup County. The \$1B manufacturing plant produces three of Kia's top-selling models and has created 3,000 jobs at the plant, as well as thousands of additional jobs at local suppliers, resulting in approximately 15,000 regional jobs created in the area.



Troup County is home to more Fortune 500 regional sites per capita than anywhere in the United States including Duracell, Wal-Mart Distribution Center, Caterpillar, UPS Distribution Center, Dow Jones/Wall Street Journal, Kimberly Clark Corporation, Illinois Tool Works and Servicemaster/American Home Shield. The Georgia International Business Park (which is the largest business park in the Southeast and fourth largest in the country) is also located in Troup County and is home to 41 international companies from 18 different countries.

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