



LAND FOR SALE & LEASE



PROPERTY DESCRIPTION

8 Acre site ready for development. Site located directly next to Chick-Fil-A.

PROPERTY HIGHLIGHTS

- Well located corner parcel at the signalized intersection of Forsyth Street and Mayo Street
- 8 Acre Site
- Surrounding national retailers include CVS, Walgreens, Family Dollar, Dollar Tree, Auto Zone, Advance Auto, McDonald's, Wendy's, Hardee's, Burger King, Sonic and many more

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Available SF:	8 Acres
Lot Size:	8 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,977	8,576	12,041
Total Population	13,939	19,566	27,093
Average HH Income	\$46,002	\$47,583	\$47,738

MAURICE (MO) WHITTEN

Retail Consultant
 423.968.5971
 mow@ira-realty.com





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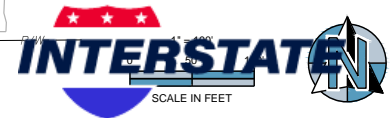
THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE



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EAST FORSYTH STREET (60' PUBLIC R/W)
AS PER PLAT BOOK 1193, PG. 153





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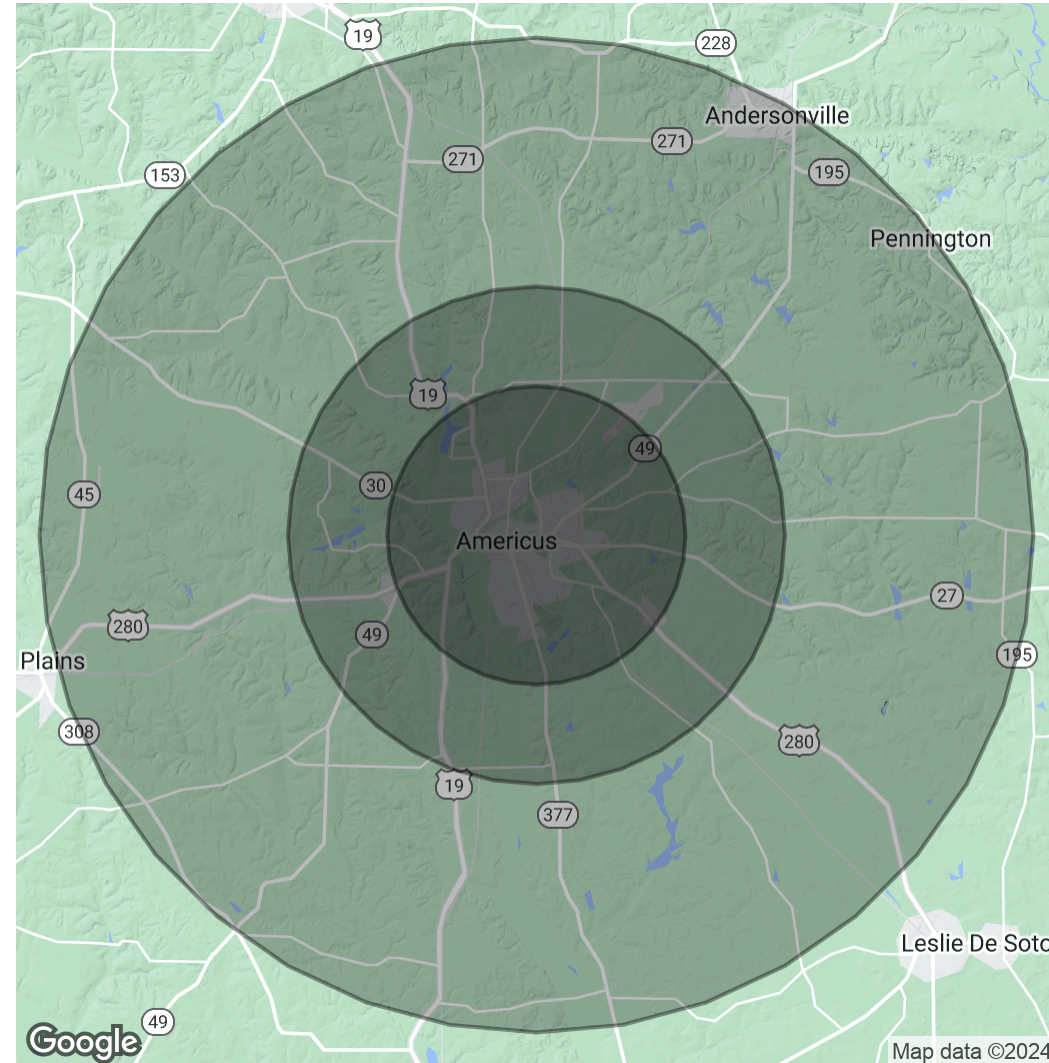




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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	13,939	19,566	27,093
Average Age	32.9	34.8	36.8
Average Age (Male)	30.1	32.0	34.6
Average Age (Female)	33.7	35.5	37.0
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,977	8,576	12,041
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$46,002	\$47,583	\$47,738
Average House Value	\$112,046	\$134,276	\$140,685

* Demographic data derived from 2020 ACS - US Census



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