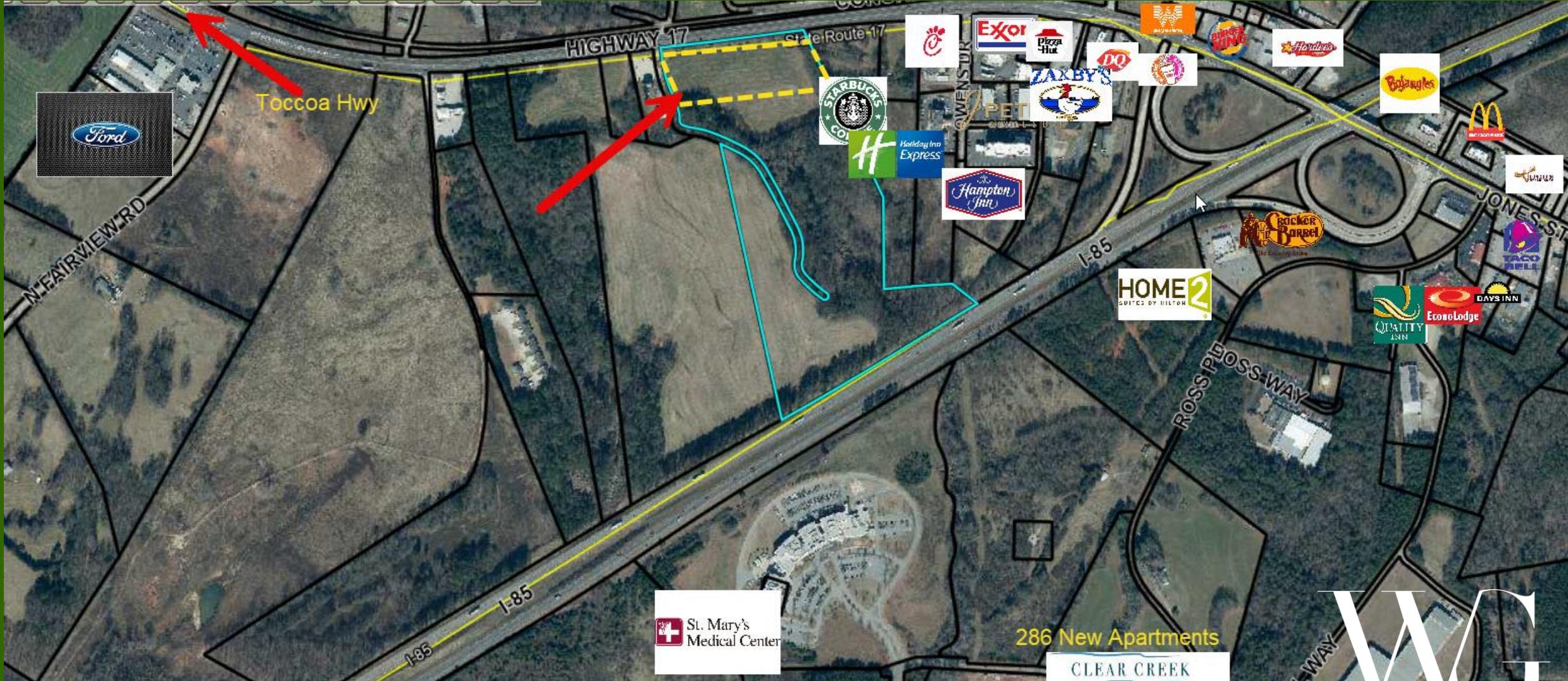


# High Value Hwy 17 Frontage, I-85 Lavonia, GA 30553

Call: Ed Fickey  
404-316-7821  
ewf@wakefieldgroupllc.com



**WG**  
WAKEFIELD GROUP  
EST. 2014

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Sewer is located on same tract of land and should be gravity to the location. Almost 800' of frontage on Hwy 17 allows for gateway entrance/decel/acceleration lane. Left out.



There is adequate space for a truck stop and a possible grocery store, 10,000sf or larger with parking on both. The local government of Lavonia is very supportive of this type of growth in this area.

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- The newly 4-laned Hwy 17 access to I-85 with high truck volumes.
- This is less than 50 miles from the new Inland Port located in Hall County on Hwy 365
- There are over 500 new housing units underway in the town of Lavonia, GA.
- Multiple automobile parts manufacturers are located in the area with good jobs.
- St. Mary's Hospital is located across the interstate.
- Currently, only one fuel supplier that can supply trucks is located with a strong volume of fuel sales.
- Easy on/off from Interstate I-85 halfway between Atlanta and Greenville/Spartanburg.
- Next exit has been suggested for the potential of a casino in Georgia if legislation allows it.

