

For Sale

± 17.04 Acre Commercial
Development Opportunity

Highway 129 and Old
Swimming Pool Road
Jefferson, Georgia

- Hwy 129 is becoming a major commercial artery and has recently seen significant residential and retail development
- 10 miles from SK Battery's plant which will bring 4,000 new daytime employees

David Walmsley

Principal, SVP | Land Advisory
+1 404 574 1064
David.Walmsley@colliers.com

Whitney Spangler

Principal, SVP | Retail Services
+1 404 574 1046
Whitney.Spangler@colliers.com

Tom Davenport

SVP | Office Services
+1 678 701 2751
Tom.Davenport@colliers.com



Property Overview



Land Area	+/-17.04 AC
Usable Area	+/- 7.5 AC
Zoning	PCD – HWY Commercial – C2

Uses Retail stores/services, continuing care retirement, auto sales, convenience store, day care, hotels/motels, mixed-use building, offices, restaurants (including drive-through), self storage, gas stations

Zoning

Under the approved Planned Community Development plan Tracts 4 is entitled for commercial uses (C2).

Demographics

	1 mile	3 miles	5 miles
Total Population	24,008	169,947	369,789
Total Households	12,331	81,087	179,051
Avg HH Income	\$112,597	\$142,123	\$138,912
Daytime Pop.	12,331	81,087	179,051

**CLICK FOR
DUE DILIGENCE**

Retail Trade Area

