

± 0.40 ACRE OUT PARCEL FOR SALE

1113 HIGHWAY 96, KATHLEEN, GA 31047



ASKING PRICE: \$375,000

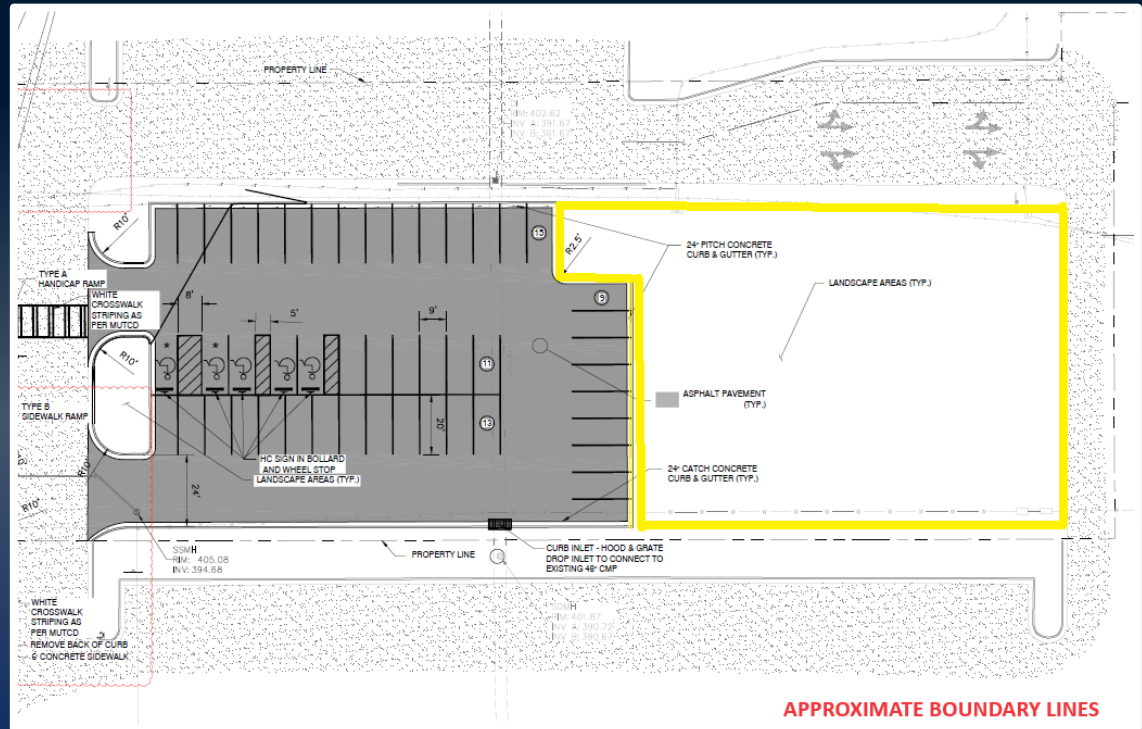


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PROPERTY INFORMATION

- ±0.40-acre parcel fronting Woodland's Coffee Roasters
- Zoned C-2 (Commercial)
- All utilities available
- Located within the Lake Joy Pavilion Anchored by Lowe's Home Improvement Store at the corner of Lake Joy Road and Highway 96
- Excellent, high traffic area with other businesses including Wells Fargo, Dairy Queen, Walgreens, Mellow Mushroom, O'Reilly Auto Parts & more



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TRAFFIC COUNTS & DEMOGRAPHICS

Traffic Counts (GDOT 2025 Estimates)
Highway 96 – 18,800 VPD
Lake Joy Road – 17,300 VPD

1113 Highway 96 - Kathleen, GA

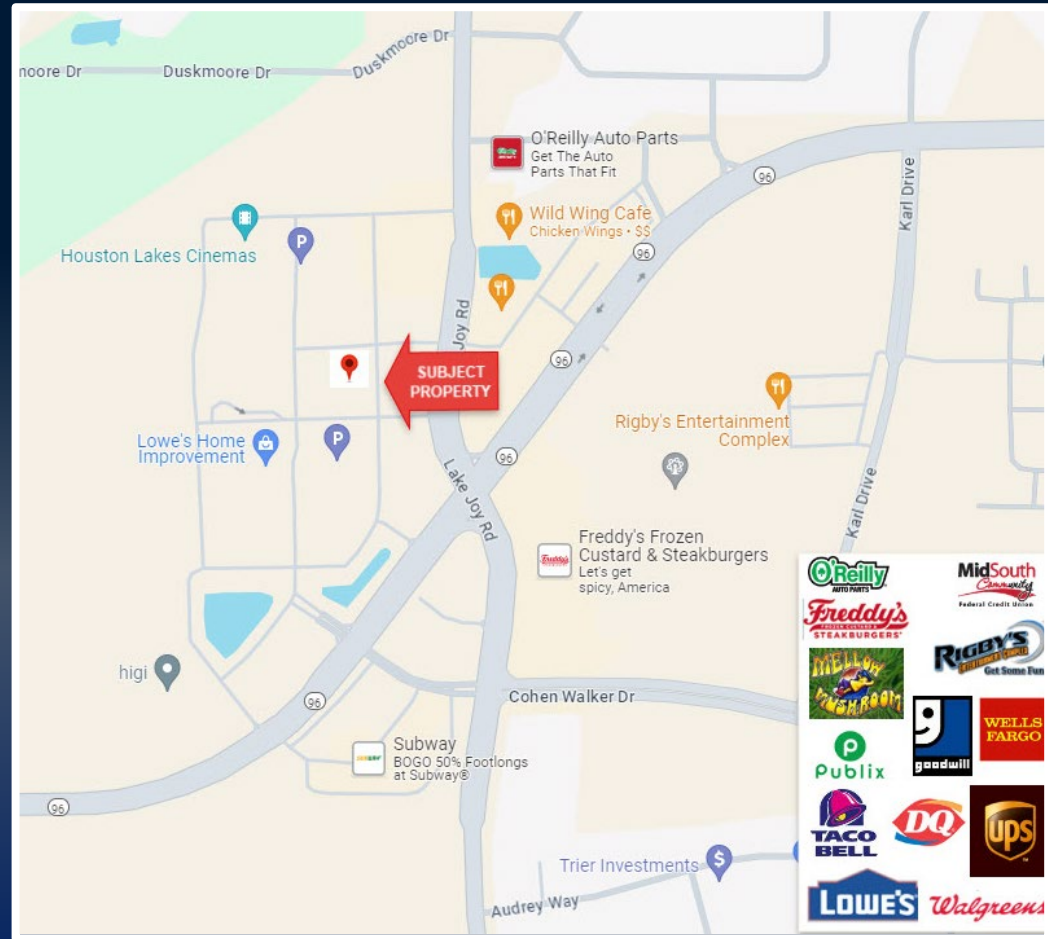
POPULATION	3 MILE	5 MILE	10 MILE
2025 POPULATION	42,332	88,447	189,232
2030 ESTIMATED POPULATION	44,480	93,449	199,644
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2025 HOUSEHOLDS	15,314	33,866	72,467
2030 HOUSEHOLD ESTIMATES	16,168	35,907	76,759
HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
2025 HH INCOME	\$121,344	\$104,635	\$95,249
2030 HH INCOME ESTIMATE	\$132,500	\$114,237	\$104,934

AVERAGE INCOME	POPULATION	HOUSEHOLDS	UNEMPLOYMENT	LABOR FORCE
				
104,635	88,447	33,866	2.1%	21,911

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AERIAL



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