

AVAILABLE

The
TEMPLES
Company

(912) 538-7000

Former KFC - Ashburn, GA

710 E. Washington Ave.

Ashburn, GA 31714

(Latitude, Longitude)

(48.856614, 2.352221)



AVAILABLE:

2,026 SF on 0.72 acres

For Lease: \$46.50 per SF: "as is" plus
\$5.09 per SF taxes and insurance
($\$7,850.75 + 859.36 = \$8,710.11$ per
month)

For Sale: \$950,000.00

- Located GA 112 at I-75
- Traffic Count on I-75 = 48,300
- Traffic Count on Ga 112 = 6,830
- Freed Standing and Drive Thru Window

DEMOGRAPHICS:

	10 miles	15 miles
2025 Population:	9,686	19,348
2025 Households:	3,788	7.663
2025 Median HH Income:	\$45,324	\$52,608



***Please contact our office for
additional information.***

The Temples Company

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Vidalia, GA 30475

(912) 538-7000

www.thetemplescompany.com

* This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee or representation about the information. It is your responsibility to independently confirm its accuracy and completeness. 5NOV2025