

AVAILABLE

The
TEMPLES
Company

(912) 538-7000

Former KFC - Ashburn, GA

710 E. Washington Ave.
Ashburn, GA 31714

(Latitude, Longitude)
(48.856614, 2.352221)



- 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

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

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.**

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