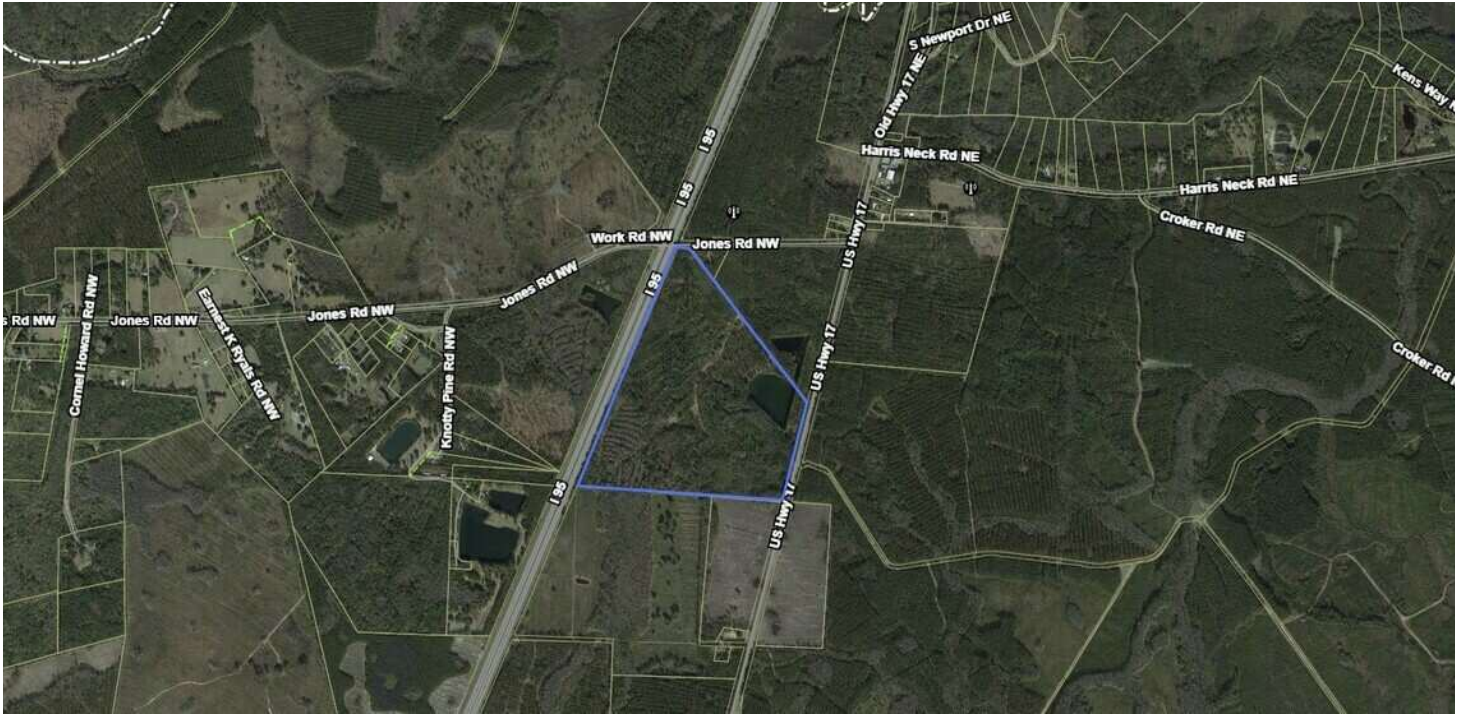


SALE

156 AC US HWY 17
US HWY 17 Townsend, GA 31331



PROPERTY DESCRIPTION

Uncover an extraordinary opportunity on 156 pristine acres, just 1.8 miles from I95 Exit 67. With 3600+/- LF along I-95 North Bound, 180 LF+/- along Jones Rd N/W, and 1425 LF+/- along US HWY 17, this property is strategically positioned between the rapidly expanding Exit 76 in Midway and The Golden Isles. Boasting a remarkable traffic count of 62,060, this location offers exceptional visibility and accessibility. The area's proximity to major highways and key destinations makes it an enticing prospect for Office/Office Building investors seeking a strategic and well-connected location in coastal Georgia.

Boasting a remarkable traffic count of 62,060, this high-visibility location is perfect for businesses seeking maximum exposure. The region's dynamic economic growth makes this parcel an ideal investment, offering endless possibilities for retail, industrial, or mixed-use development.

Don't miss your chance to be part of this thriving corridor. Explore the potential on these 156 pristine acres—schedule a viewing today and let your business thrive in this strategic and high-traffic locale!

OFFERING SUMMARY

Sale Price:	\$11,700,000
Lot Size:	156 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	11	609	1,774
Total Population	26	1,481	4,260
Average HH Income	\$103,176	\$87,568	\$78,487

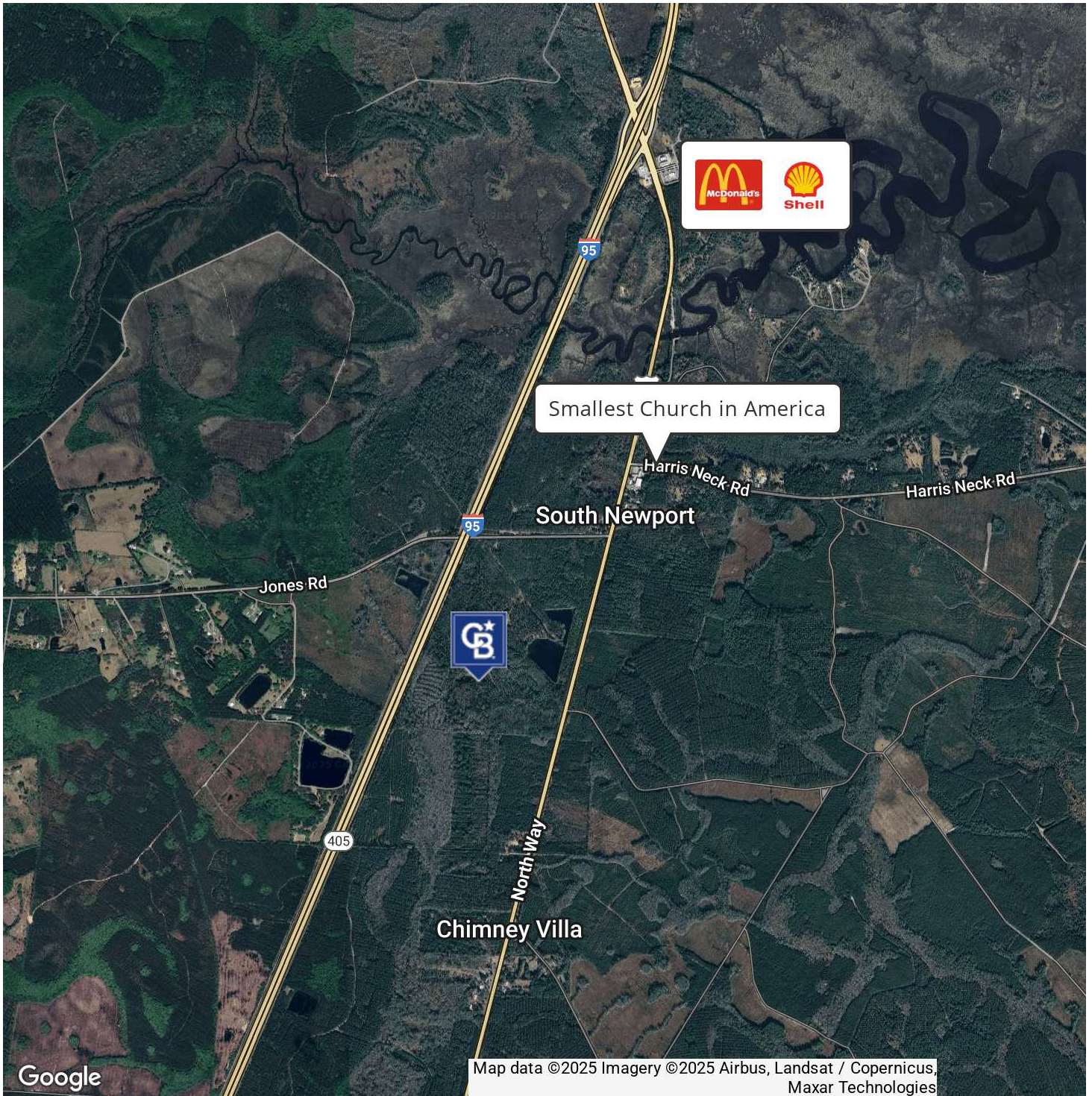
Jimmy Shanken, CCIM, CIPS, RSPS
(912) 408-4040



**COLDWELL BANKER
COMMERCIAL**
SOUTHERN COAST

SALE

156 AC US HWY 17
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COMMERCIAL**
SOUTHERN COAST

SALE

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CONCEPT ART

This image is an AI-generated rendering for conceptual purposes only. It is not drawn to scale and does not represent an exact depiction of existing or proposed structures.



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156 AC US 17 HWY, TOWNSEND, GA 31331

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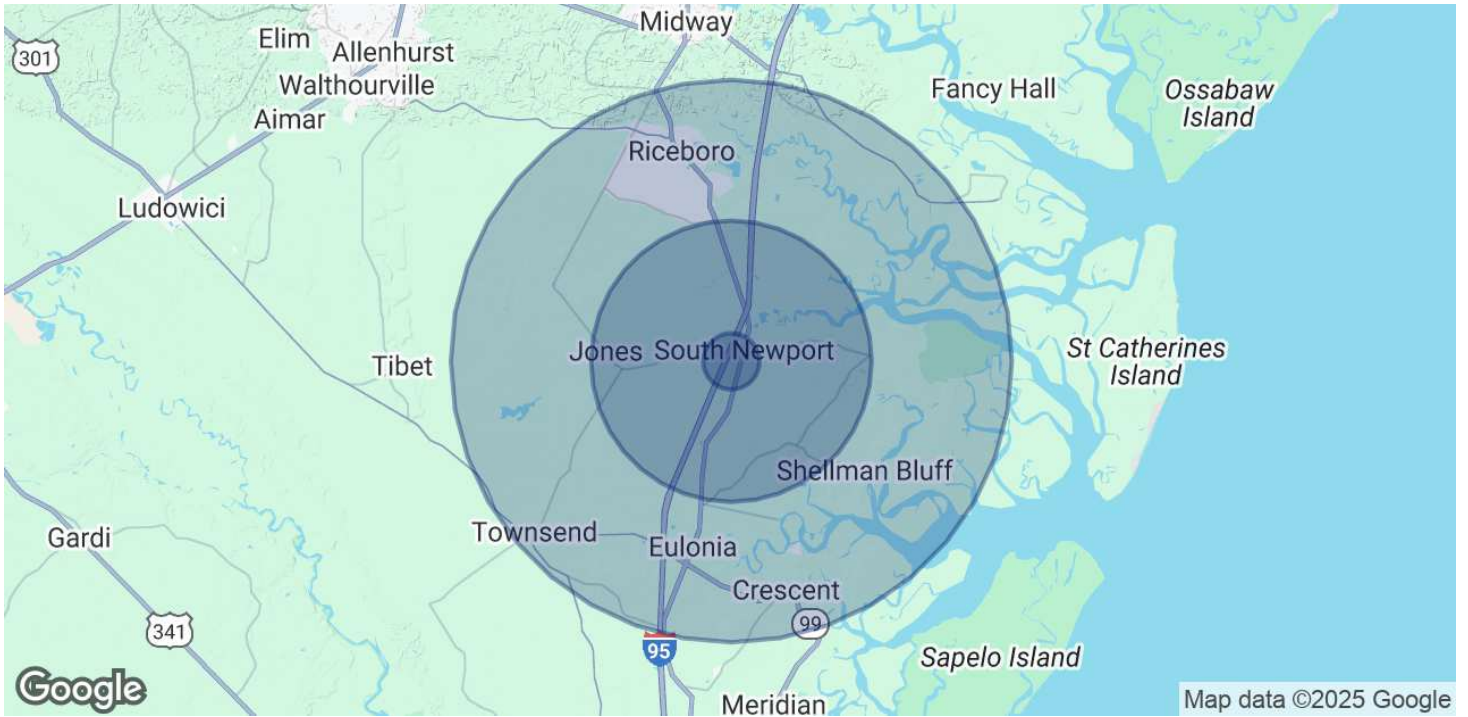
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	26	1,481	4,260
Average Age	44	45	47
Average Age (Male)	42	44	46
Average Age (Female)	45	46	48

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	11	609	1,774
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$103,176	\$87,568	\$78,487
Average House Value	\$314,991	\$293,846	\$263,470

Demographics data derived from AlphaMap

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