



# ±1.4 & ±1.47 AC COMMERCE, GA

230 Steven B. Tanger Blvd., Commerce, GA 30529

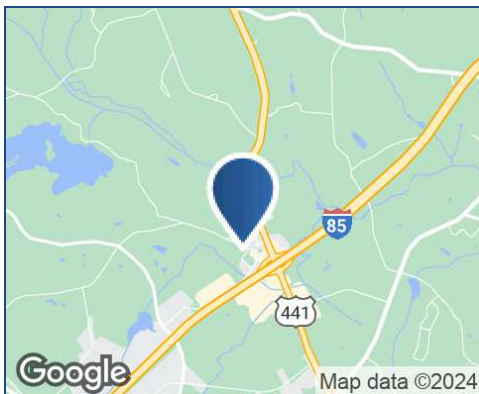
## Property Summary



### DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	52,853
STREET	I-85

\* Figures shown represent estimates



### DEMOGRAPHICS - 2024

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Estimated Population	5,929	15,320	40,391
Average HH Income	\$74,667	\$66,648	\$75,369
Estimated Households	2,145	5,770	15,044

### PROPERTY HIGHLIGHTS

- Ideal for restaurant, self-storage, or hotel development
- Located at the entrance of The Home Depot
- Steven B. Tanger Blvd. and Ridgeway Rd., Commerce GA
- Nearby Retailers/Restaurants include: The Home Depot, Tanger Outlets, Hawg Wild BBQ and Catfish House, La Hacienda, Applebee's, Cracker Barrel, IHOP, Sonic, Krystal, & Chick-fil-A
- Two outlots available: ±1.4 AC and ±1.47 AC



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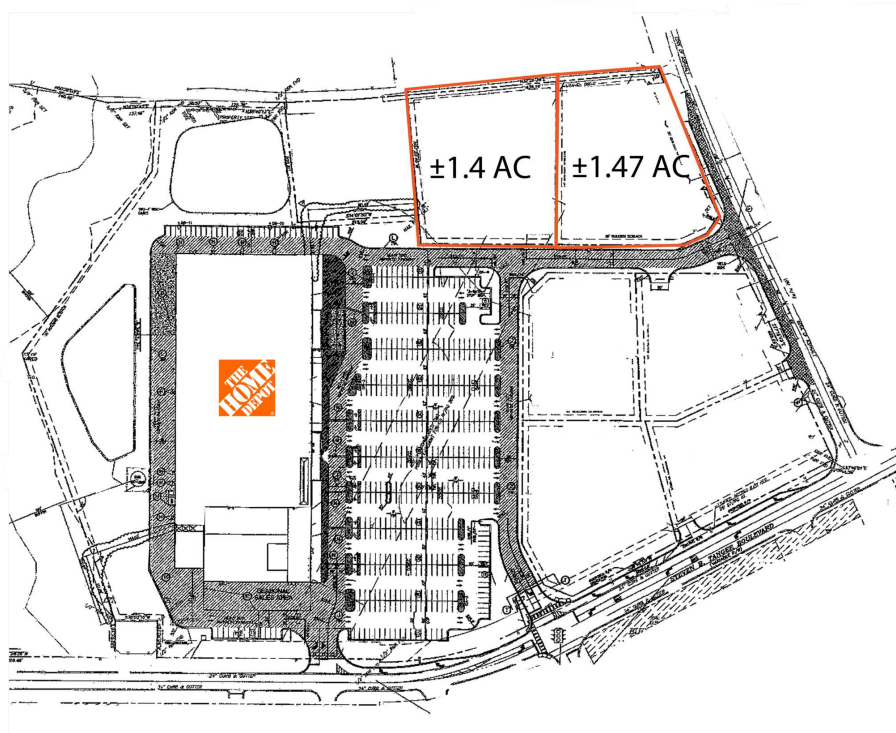
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## Location Maps



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