

# HWY 53 & MOUNTAIN WAY, JASPER, GA, 30143

PARCEL ID: 041 015 001



## PROPERTY INFORMATION

- **Acreage:** 2.08 AC
- **Zoning:** C-2 | Commercial District
- **Permitted Uses**
  - Restaurant, non-drive-in/drive-thru
  - Automobile & Truck sales, service and repair
  - Tire Sales & Service
  - Bank or financial-institution, full service
  - Car Wash, manual or automatic
  - Child care facility
  - Convenience Stores w/ fuel pump service (provided all pumps shall be at least 15 feet from the street right of way)
  - Drug stores, pharmacies
  - Furniture, home furnishing, and equipment store
  - Liquor-beer-wine, package store
- **Utilities:** All utilities available to site.

## SITE HIGHLIGHTS

- Located off of Mountain Way & Hwy 53, adjacent to the Mountain View Village mixed-use development, which is entitled to 152 multi-family units, 25 townhomes, 30,000 SF of retail/office suites, and green spaces.
- Within close proximity to national retailers such as Ingles (0.3 miles away), Starbucks, Home Depot, Kroger, McDonald's, Pizza Hut, Zaxby's, Dairy Queen, Wendy's, etc.
- Traffic counts within this corridor exceed 15,200 VPD off of W. Church Street, and nearly 30,000 off of GA-515.
- Population count within 10-miles exceeds 46,000, with a median household income of \$74,951.

# AVAILABLE FOR GROUND LEASE



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