



**FOR SALE**

# 2,200 SF AVAILABLE BRUNSWICK, GA

**Key Features**

- Parcel size: Land 37,490(est) SF/0.8 Acres
- Located at 125 Flash Foods Rd., Brunswick, GA access to US 82 and I-95.
- Former Krystal, with paved lot and high visibility.
- Traffic Counts: 16,100 VPD (US 82) and 62,500 VPD (I-95)

**Property Highlights**

- 2,200 (est) SF building on an 0.8 acres tract.
- In addition to being at I-95 and US 82 intersection, it is near the Port of Brunswick and easy access to the resorts on St. Simons Island and Jekyll Island.
- \*\*Site may be restricted against uses competitive with C-Store/Fuel\*\*

Tax Parcel ID	RE Taxes	Zoning	Asking Price
0200897	\$10,752.41	C1 - Commerical	\$700,000.00



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