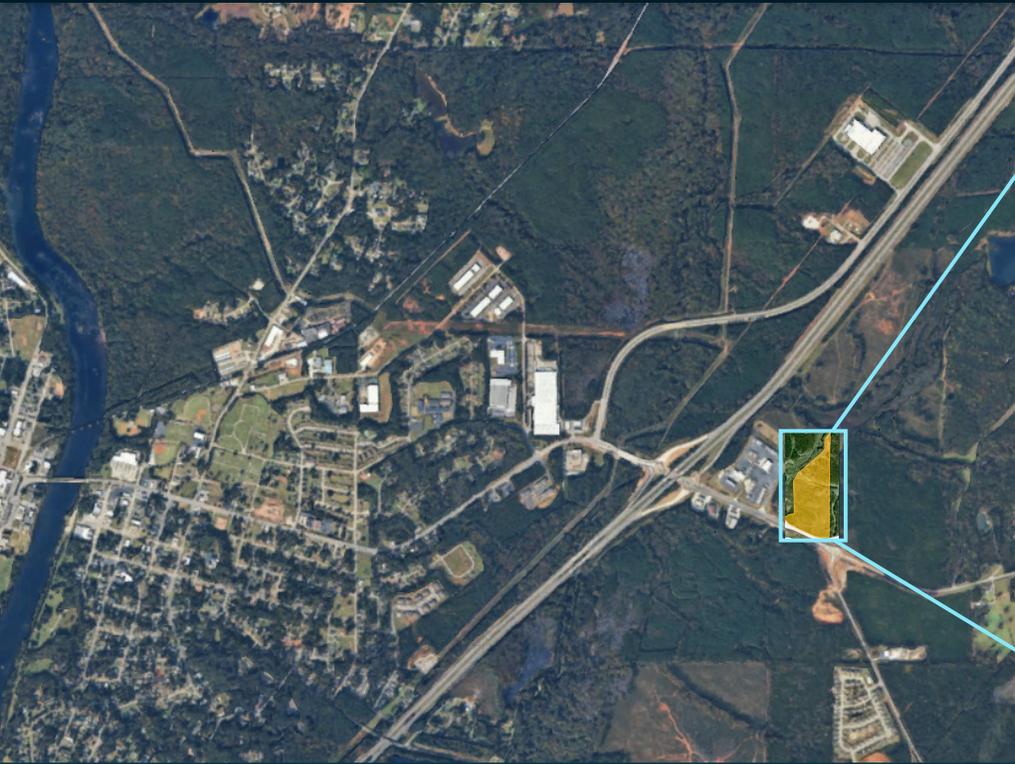


FOR LEASE OR SALE

# West Point Outparcel

State Route 18 Hwy, West Point, GA 31833



## Property Highlights

- 79.38 acre outparcel available for ground lease, build-to-suit, or sale
- Prime location on State Route 18 with direct access to I-85
- Adjacent to major employers including Kia Motors Manufacturing Georgia, driving strong daytime population and economic growth
- High-traffic interstate corridor with 41,407 AADT on I-85, enhancing visibility for retail or service-oriented uses
- Growing West Point market near educational institutions such as Point University and LaGrange College, with potential for residential or hospitality expansion

## Leasing Contact

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## Traffic Counts

|                      |        |      |
|----------------------|--------|------|
| I-85 & Hawthorne Ter | 41,407 | AADT |
| State Route 18       | 7,861  | AADT |

## Demographics

|               | 1 Mile   | 3 Mile   | 5 Mile   |
|---------------|----------|----------|----------|
| Population    | 879      | 10,934   | 19,082   |
| Households    | 355      | 4,241    | 7,551    |
| Avg HH Income | \$77,129 | \$66,535 | \$64,485 |
| Daytime Pop   | 893      | 8,551    | 11,727   |



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