



EXECUTIVE SUMMARY
EXIT 82 OFF I-75 N
 ASHBURN, GA 31714



OFFERING SUMMARY

Sale Price:	\$899,000
Price / Acre:	\$285,397
Lot Size:	3.15 Acres
Zoning:	C-4
APN:	026A 001

PROPERTY OVERVIEW

3.15 AC offered for Sale at \$899,000. Excellent development opportunity in a high traffic area off I-75 N exit 82.

LOCATION OVERVIEW

Located just west of I-75 N at Exit 82. Situated on Hwy 112 E, a main thoroughfare through downtown Ashburn. Surrounded by other restaurants and retailers, this site is well suited for QSR, C-store, drive-thru development, or pad-ready retail construction.

Trey DeSantis
 850.766.6868
 trey@tlgproperty.com

TLG REAL ESTATE SERVICES
 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
 850.385.6363





RETAILER MAP
EXIT 82 OFF I-75 N
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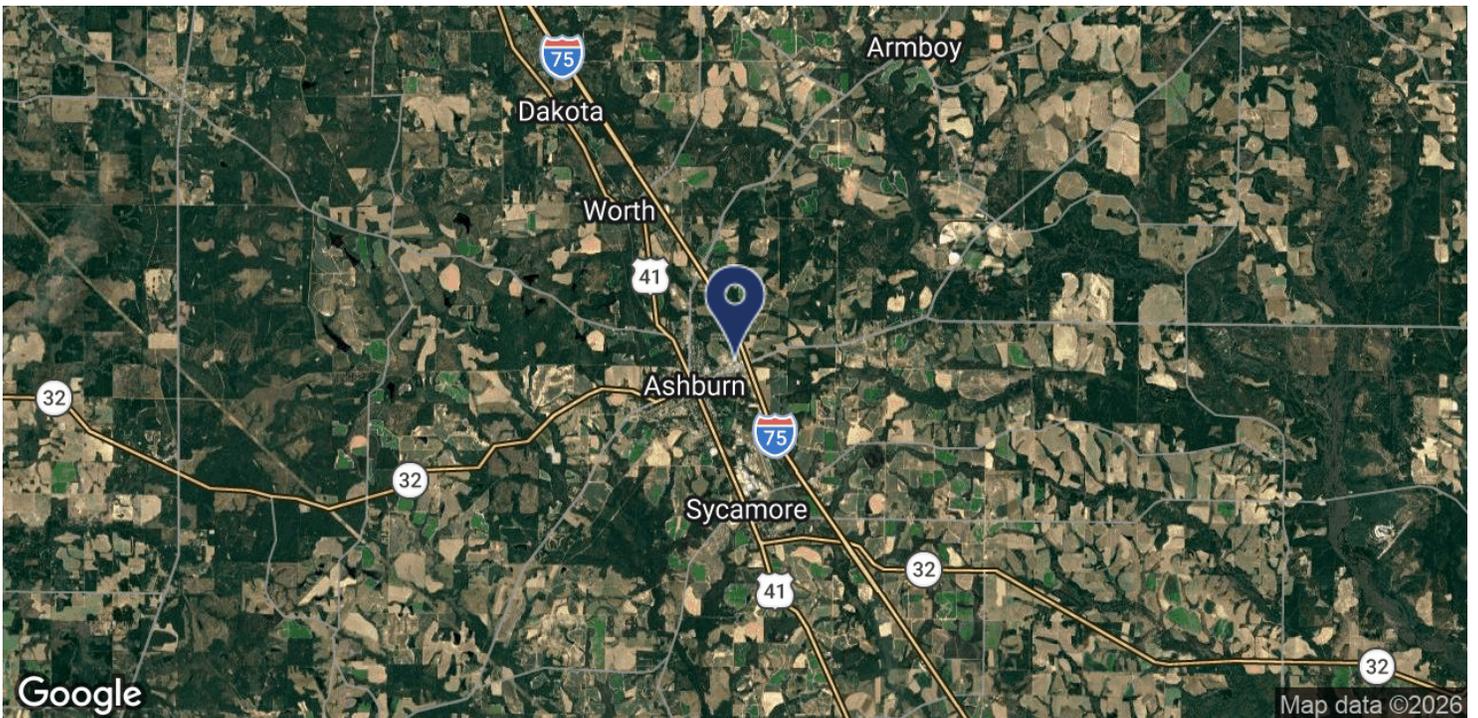
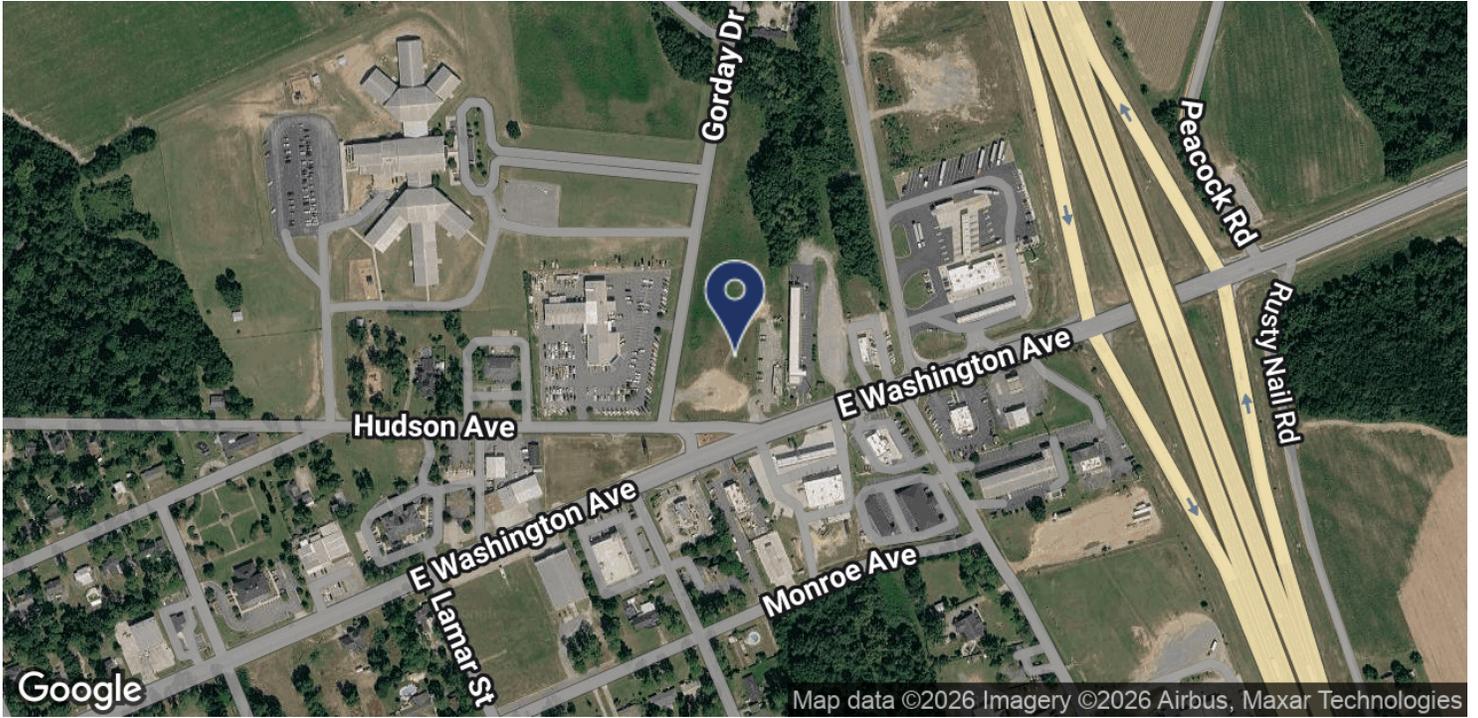
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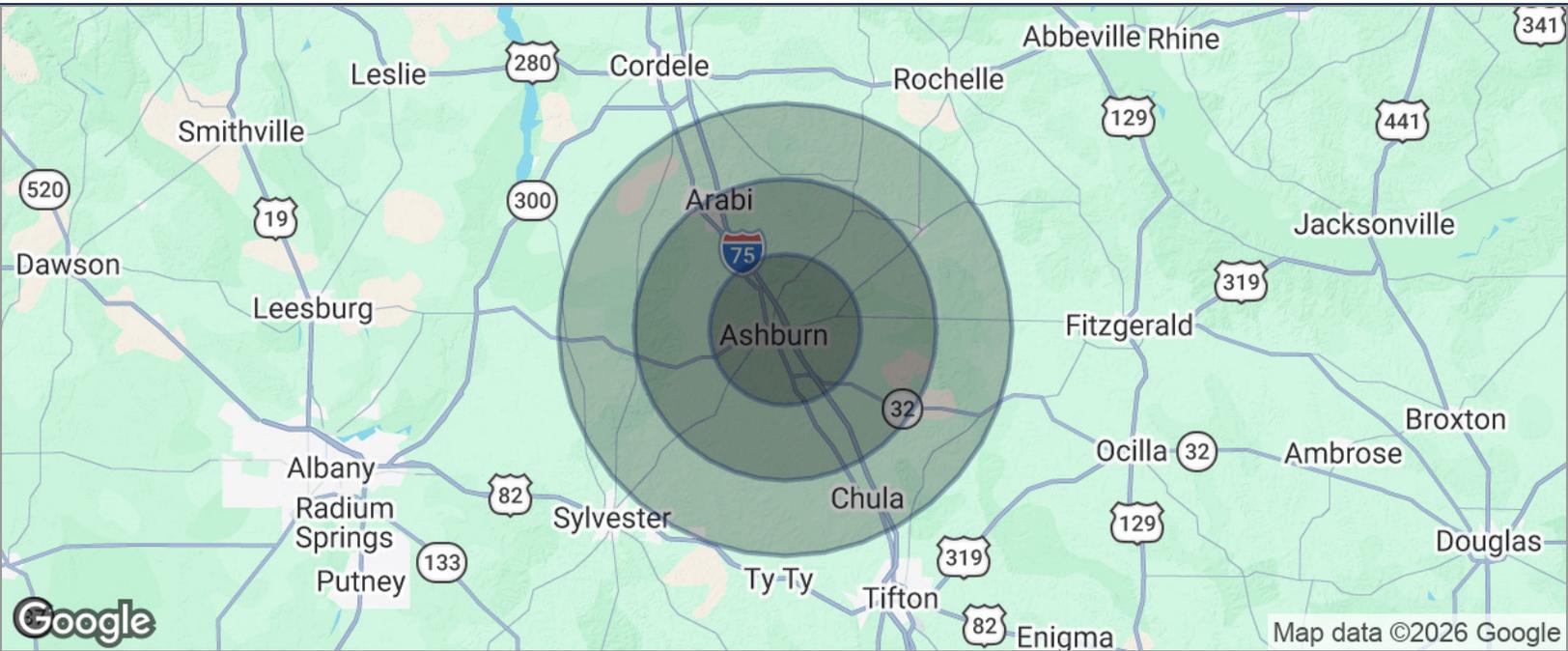
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DEMOGRAPHICS MAP
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POPULATION	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	6,555	9,329	16,232
MEDIAN AGE	41	41	42
MEDIAN AGE (MALE)	39	40	41
MEDIAN AGE (FEMALE)	42	42	43
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	2,532	3,669	6,449
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$56,981	\$61,503	\$73,507
AVERAGE HOUSE VALUE	\$130,697	\$141,179	\$169,238

* Demographic data derived from 2020 ACS - US Census

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