

FORMER SONIC RESTAURANT
1583 US HIGHWAY 19 S, LEESBURG, GA 31763

RETAIL PROPERTY FOR SALE OR LEASE



PROPERTY DESCRIPTION

FOR SALE or FOR LEASE This ready to operate restaurant building was formally operated as a Sonic. The building is 1,470 SF with additional square footage under canopy. The lot is 0.56 acres and is zoned C-2 which allows for a multitude of different uses. The property fronts US Hwy 19 (Slappy Drive) which carries 24,000 vehicles per day. The site is located just north of the US Hwy 19 and US Hwy 82 interchange.

PROPERTY HIGHLIGHTS

- FOR SALE or FOR LEASE
- Fully equipped restaurant
- 24,000 VPD
- Zoned C-2
- Can be repurposed to a multitude of different uses.

OFFERING SUMMARY

Sale Price:	\$649,000
Ground Lease Rate:	\$4,000 / Month Absolute Net
Lot Size:	0.56 Acres
Building Size:	1,470 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	176	495	1,546
Total Population	441	1,230	3,871
Average HH Income	\$98,733	\$99,558	\$97,507

ANTHONY WAGNER
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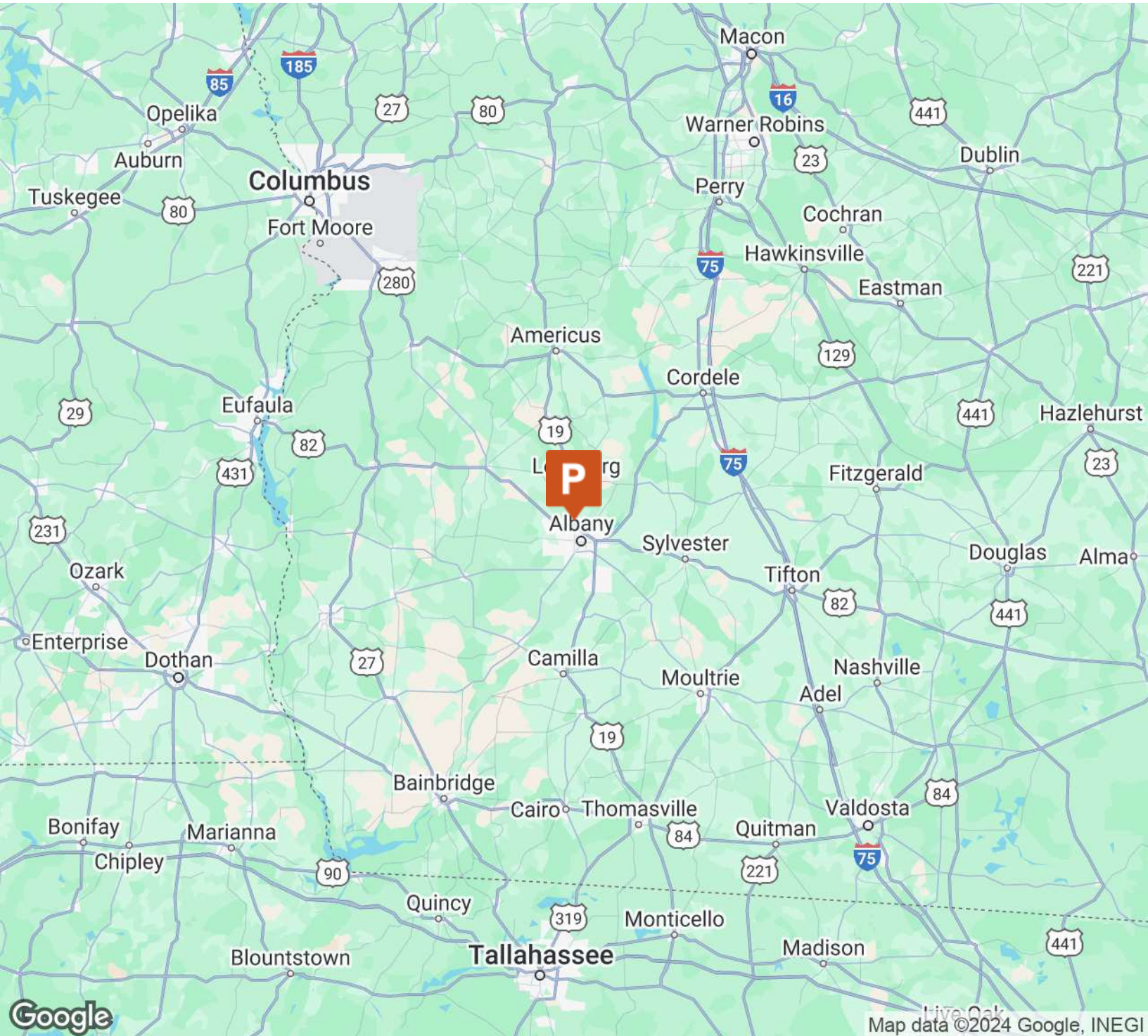


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	441	1,230	3,871
Average Age	38	37	37
Average Age (Male)	36	35	36
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	176	495	1,546
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$98,733	\$99,558	\$97,507
Average House Value	\$226,844	\$224,063	\$221,408

Demographics data derived from AlphaMap

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