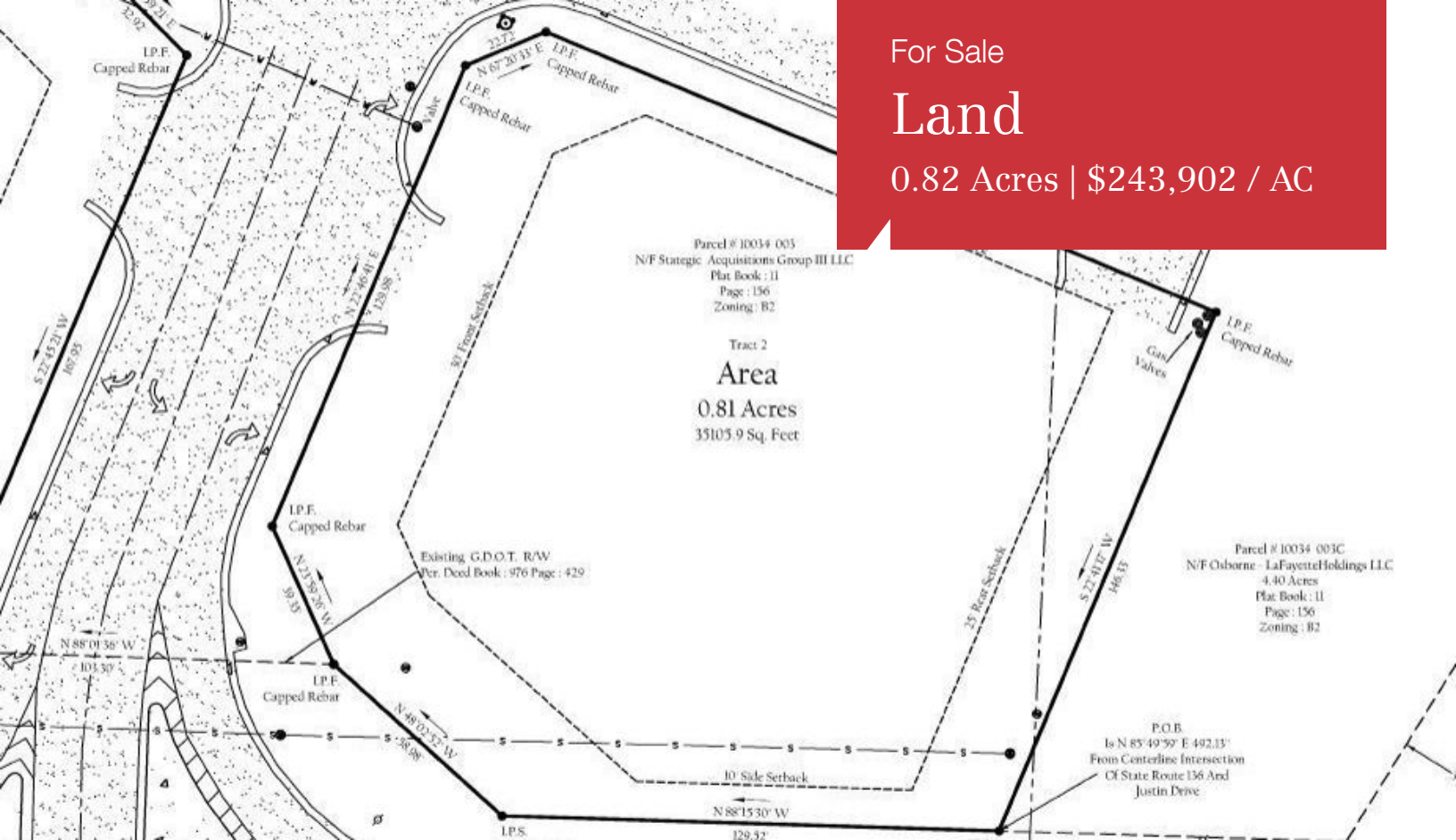


For Sale

# Land

0.82 Acres | \$243,902 / AC



## Walmart Outparcel 2-.82 acres. Lafayette, GA.

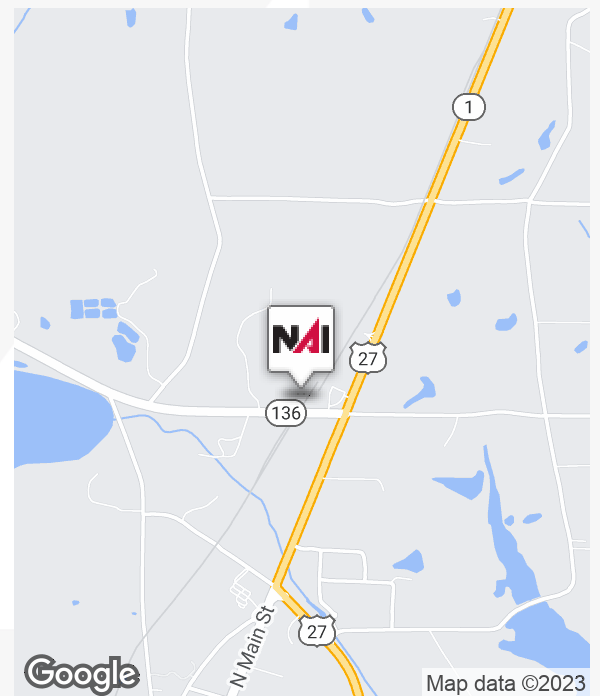
2625 N Highway 27  
La Fayette, Georgia 30728

### Property Highlights

- Retail hub location of Walker County, GA
- Traffic generating neighbors
- Graded outparcels
- Corner exposure
- EZ ingress/egress
- Potential cross parking in place.

### Property Description

Two Walmart outparcels to be sold individually or as a whole. These parcels both have corner exposure at 1 of 2 ingress/egress points to Walker County's prime retailer, Walmart. Situated in a vibrant center that also includes Dollar Tree and Beall's Outlet, these stand alone pads offer quality visibility and neighboring traffic generators.



For more information

**Michael Moore**

O: 865 862 6411  
mmoore@koellamoore.com

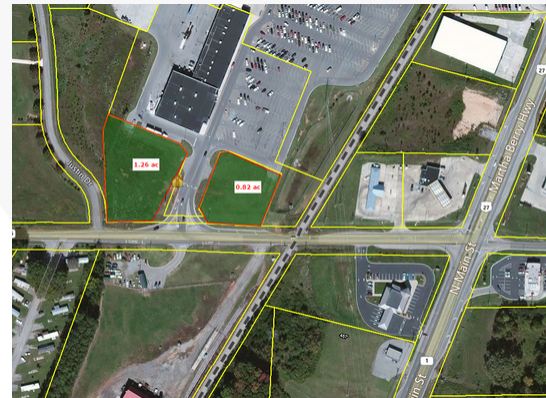
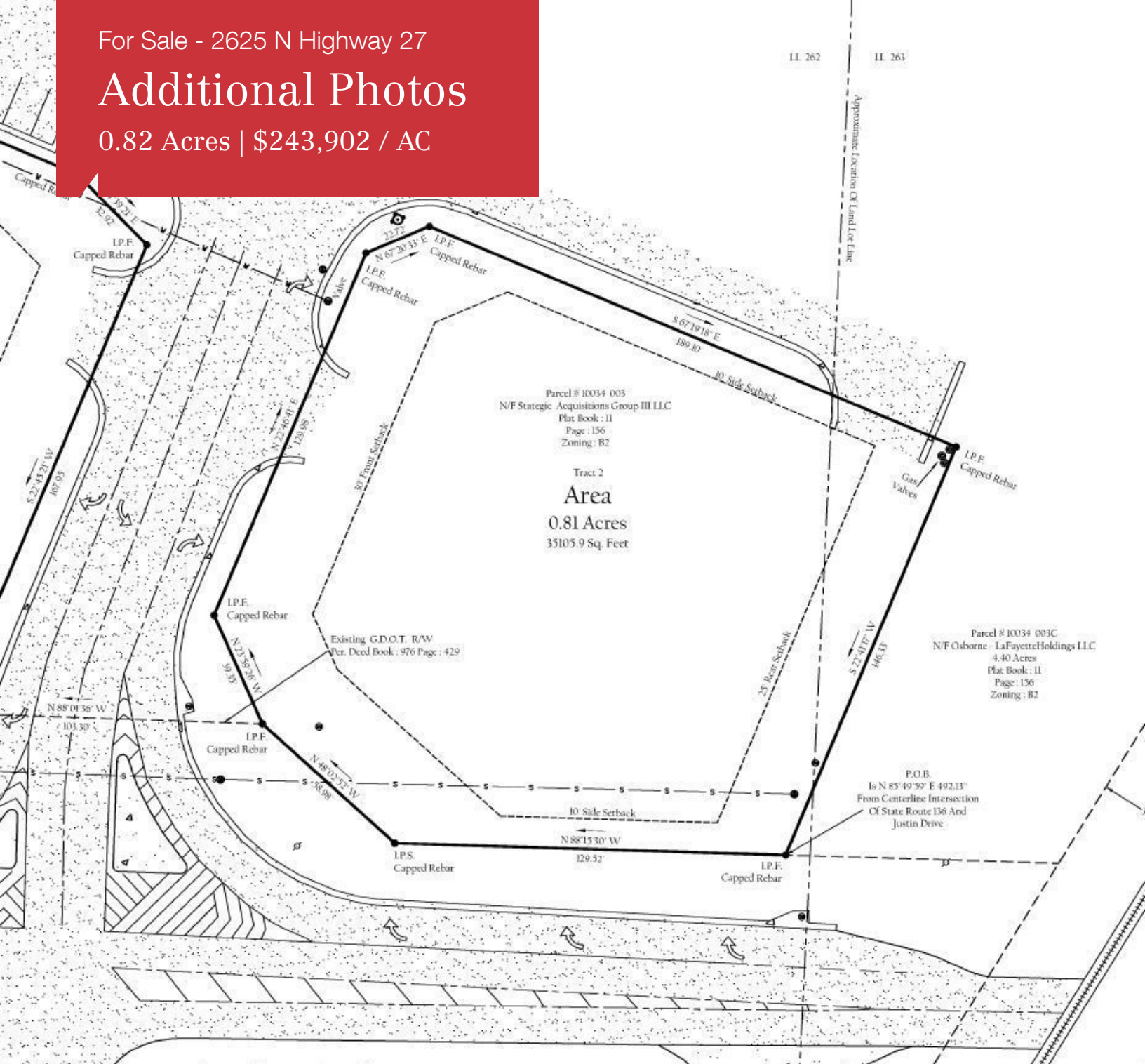
**Spike McCamy**

O: 865 862 6404  
smccamy@koellamoore.com

For Sale - 2625 N Highway 27

# Additional Photos

0.82 Acres | \$243,902 / AC

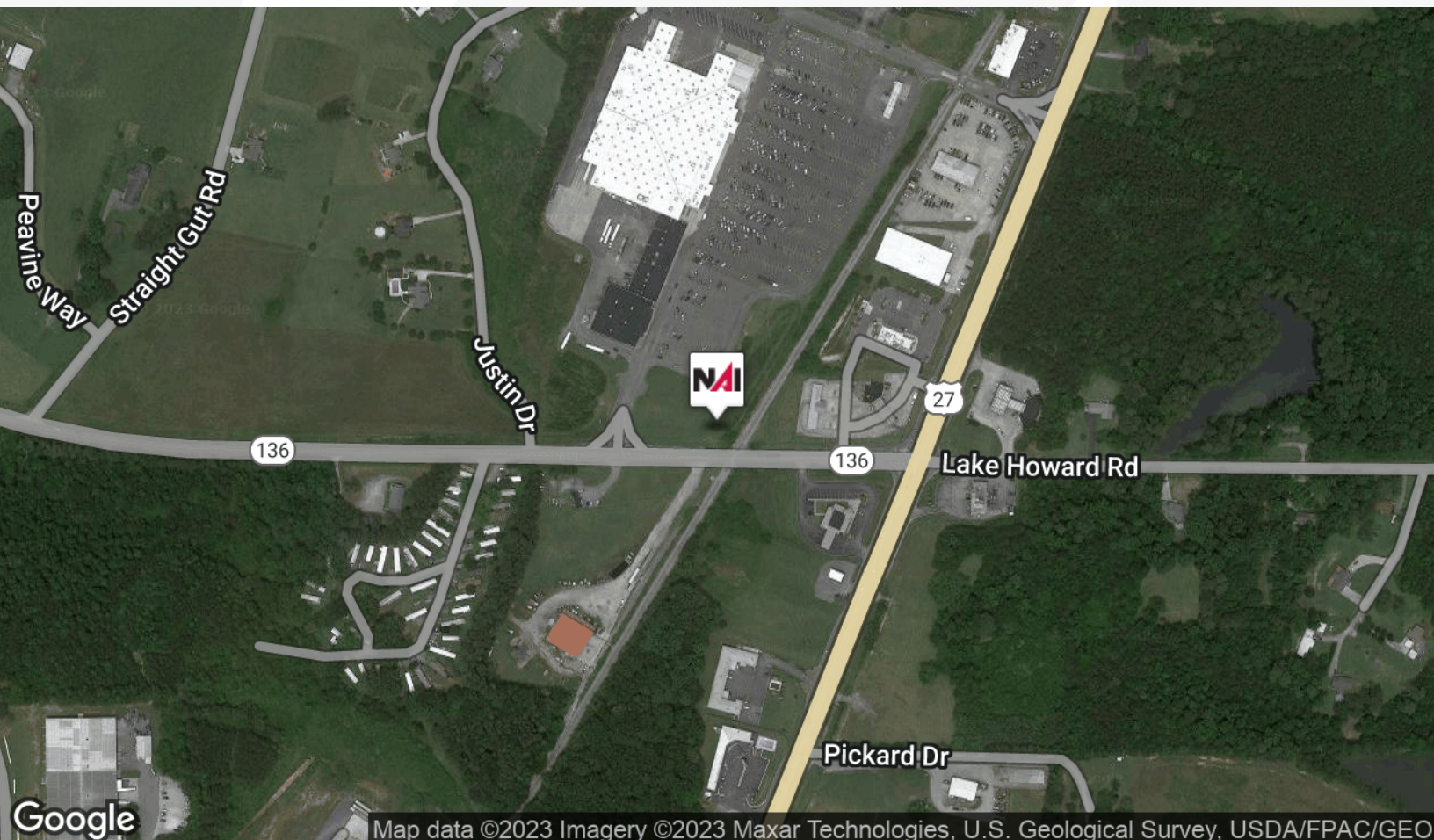




For Sale - 2625 N Highway 27

# Location Maps

0.82 Acres | \$243,902 / AC

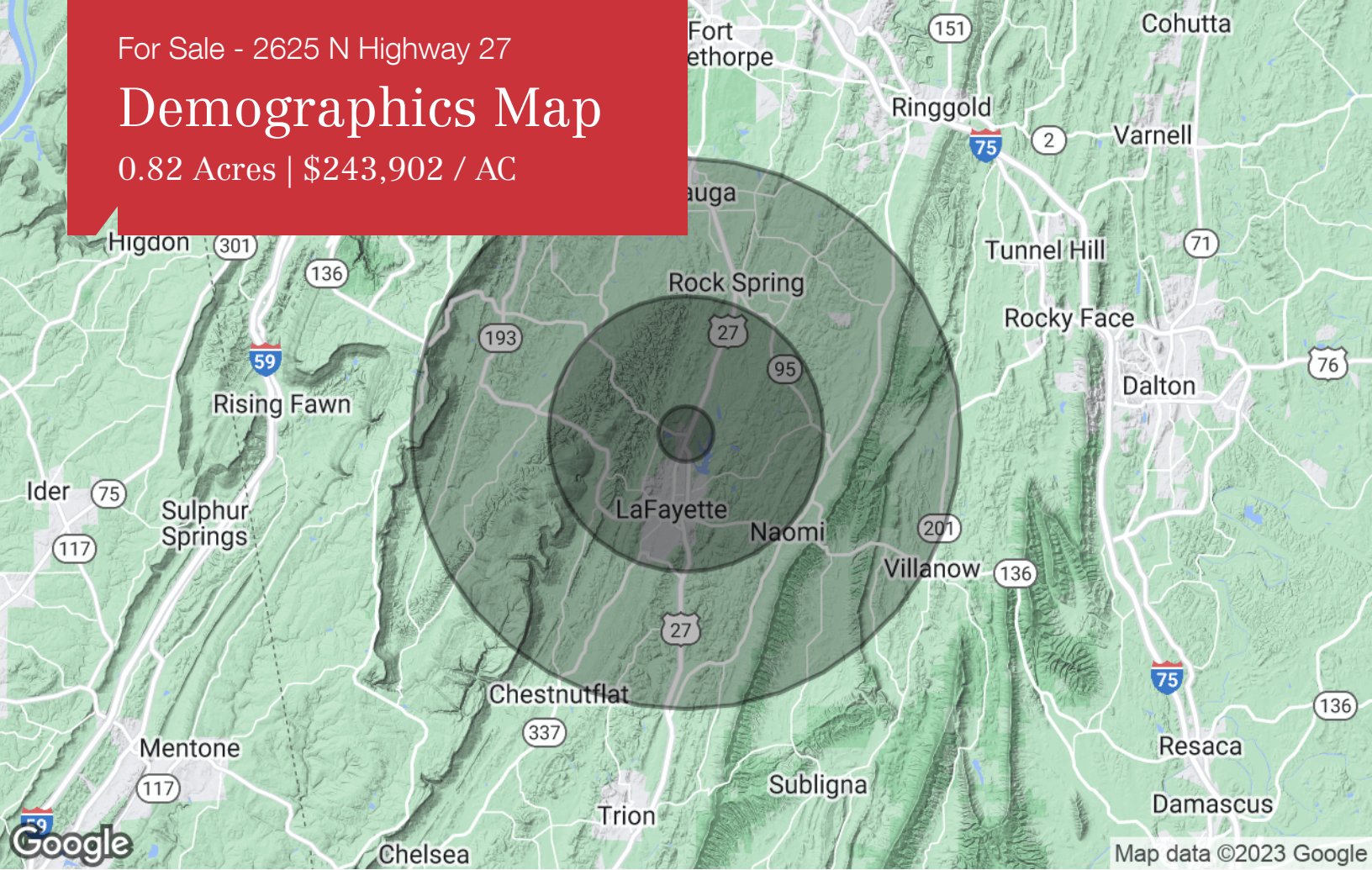




For Sale - 2625 N Highway 27

# Demographics Map

0.82 Acres | \$243,902 / AC



	1 Mile	5 Miles	10 Miles
<b>Population</b>			
TOTAL POPULATION	762	16,041	47,886
MEDIAN AGE	39.0	38.8	38.9
MEDIAN AGE (MALE)	38.0	37.8	37.9
MEDIAN AGE (FEMALE)	40.5	39.9	39.9
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	295	6,003	17,583
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$41,566	\$44,957	\$53,403
AVERAGE HOUSE VALUE	\$159,991	\$153,377	\$154,310
<b>Race</b>			
% WHITE	93.3%	92.4%	93.7%
% BLACK	5.2%	5.9%	4.6%
% ASIAN	0.1%	0.2%	0.4%
% HAWAIIAN	0.1%	0.1%	0.0%
% INDIAN	0.0%	0.2%	0.4%
% OTHER	1.4%	1.3%	0.9%
<b>Ethnicity</b>			
% HISPANIC	3.3%	2.5%	2.4%

\* Demographic data derived from 2020 ACS - US Census