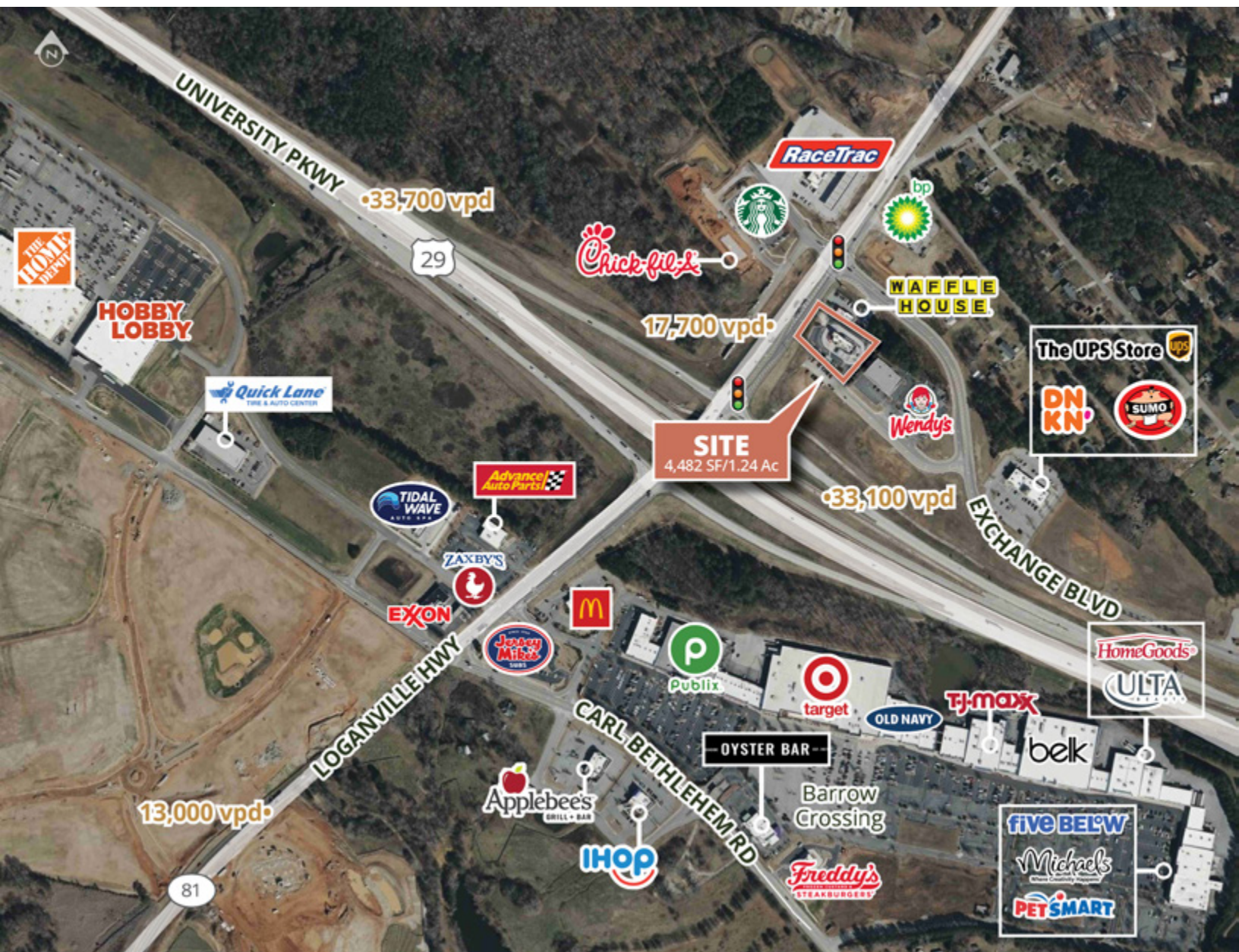


AVAILABLE

FORMER FREESTANDING RESTAURANT

127 EXCHANGE BOULEVARD ▪ BETHLEHEM, GA 30620

CBRE





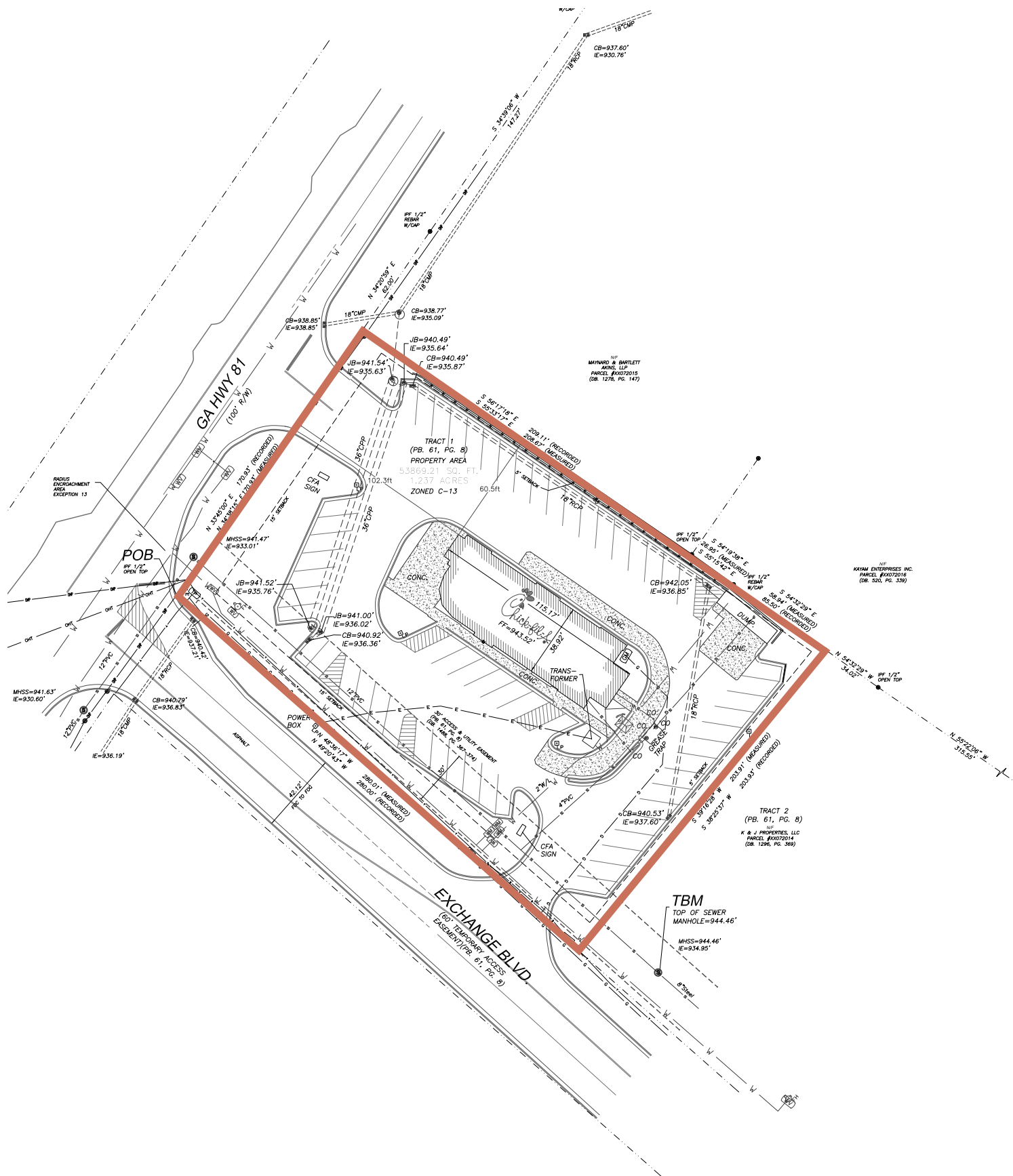
PROPERTY OVERVIEW

RARE OPPORTUNITY







Located at the US-29 and Hwy 81 interchange, the subject site is along the main thoroughfare in Bethlehem. Bethlehem is a small town located in Barrow County. The town is situated about 40 miles northeast of Atlanta, making it a popular residential area and has seen steady residential over recent years.

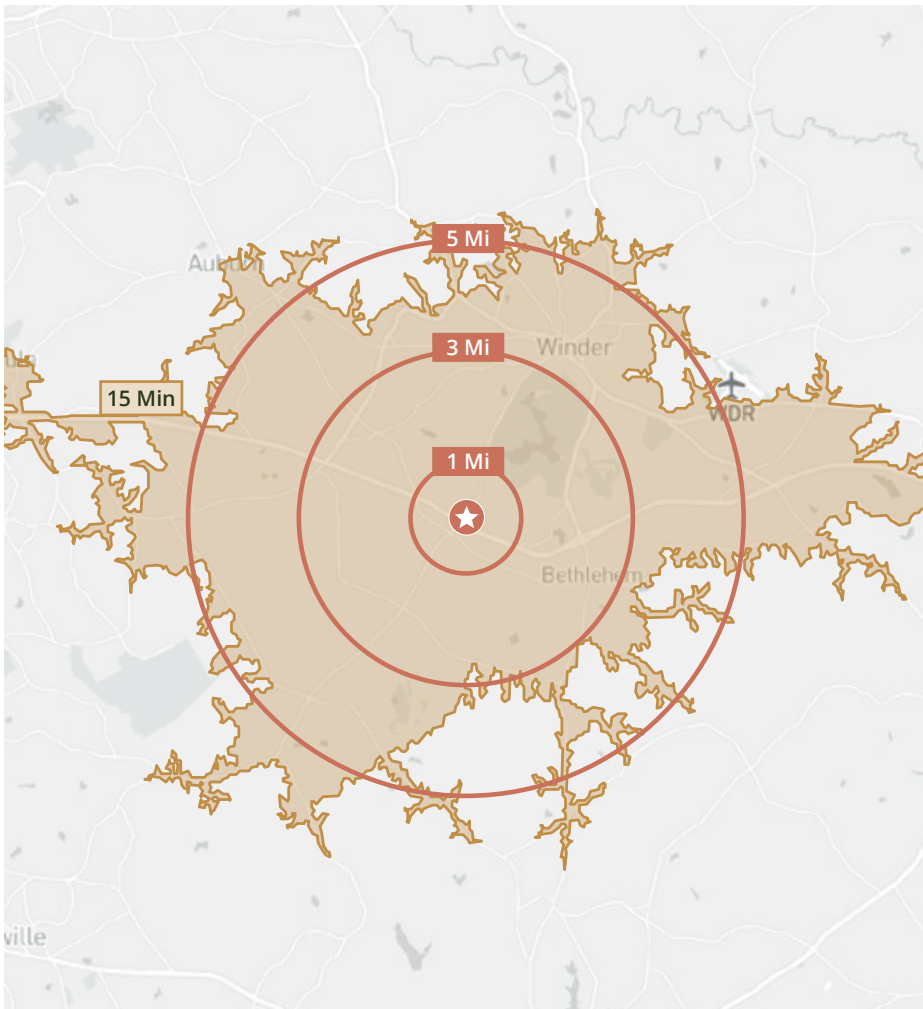
- 4,482 sq. ft. / 1.24 ac
- Parcel #WN16 035
- Zoned: C3-Commercial
- Built in 2010
- Drive-thru
- Surrounding market continues to grow with more retail being developed in the trade area.
- Located just north of Barrow Crossing which averages 423,000 visits monthly.

SITE PLAN



DEMOGRAPHICS

 2023 ESTIMATES	 TOTAL POPULATION	 DAYTIME POPULATION	 MEDIAN HH INCOME	 TOTAL HOUSEHOLDS	 MEDIAN AGE
1 Mile	1,482	2,678	\$68,112	495	33.6
3 Miles	19,582	16,269	\$72,891	6,435	35.2
5 Miles	48,762	41,503	\$69,522	16,292	36.2
5 Minutes	8,815	7,613	\$71,526	2,956	35.0
10 Minutes	41,405	36,801	\$71,309	13,884	36.1
15 Minutes	113,975	85,399	\$75,435	37,699	36.7



BUSINESSES (3 MI)

- 513

EMPLOYEES (3 MI)

- 6,679

MAJOR EMPLOYERS

- Harrison Poultry
- Johns Manville
- Chico's

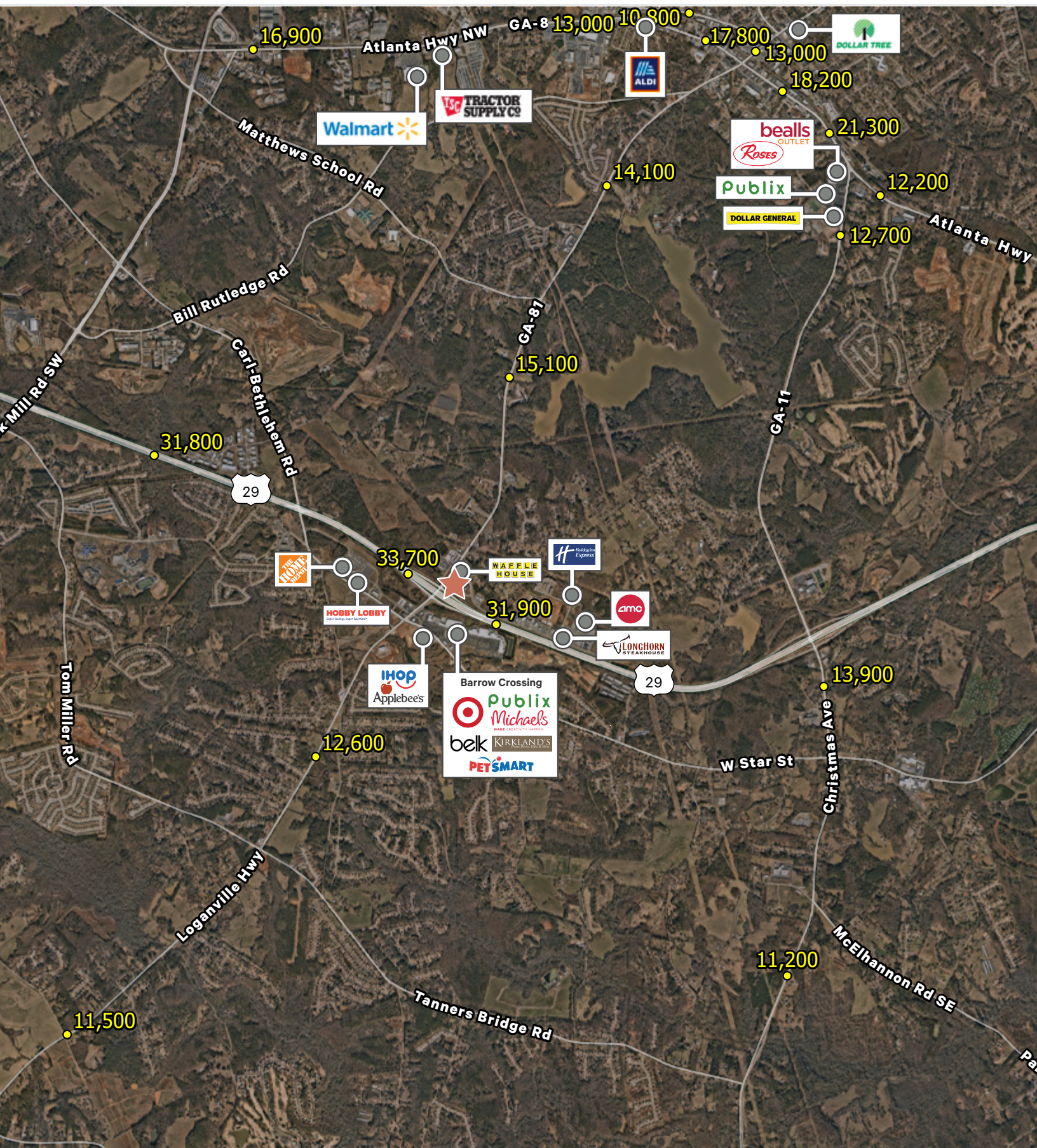
MAJOR TRAFFIC GENERATORS

- RaceTrac
- Barrow Crossing
- Home Depot

AREA HOTELS

- 3 Hotels / 149 Rooms

TRADE AREA



AVAILABLE

FORMER FREESTANDING RESTAURANT

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KIRK BUTTLE

Senior Vice President

+1 404 923 1244

kirk.buttles@cbre.com

DANIEL DUQUE

Associate

+1 440 812 5176

daniel.duque@cbre.com

CBRE | ATLANTA

3550 Lenox Road

Atlanta, GA 30326

+1 404 504 7900

Licensed Real Estate Broker



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