

FOR SALE

302 & 306 NORTH PIERCE STREET(US#1)
Alma, GA 31510



PROPERTY HIGHLIGHTS

Two tracts totaling 0.51 acres at 302 and 306 North Pierce Street *US #1), Alma, Bacon County, Georgia, located between West 9th Street and West 10th Street. Property is former convenience store, graded and mostly finished in concrete with 3 curb cuts to North Pierce Street *US #1) and curb cuts to West 9th and West 10th Streets.

BUILDING SF	N/A
LAND SF	22,216
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	6,920 VPD

SIGNAGE TYPE	Pylon
5-MILE (POP.)	7,554
10-MILE (POP.)	12,170
MED. INCOME	\$37,961
SPACE USE	Retail/Office



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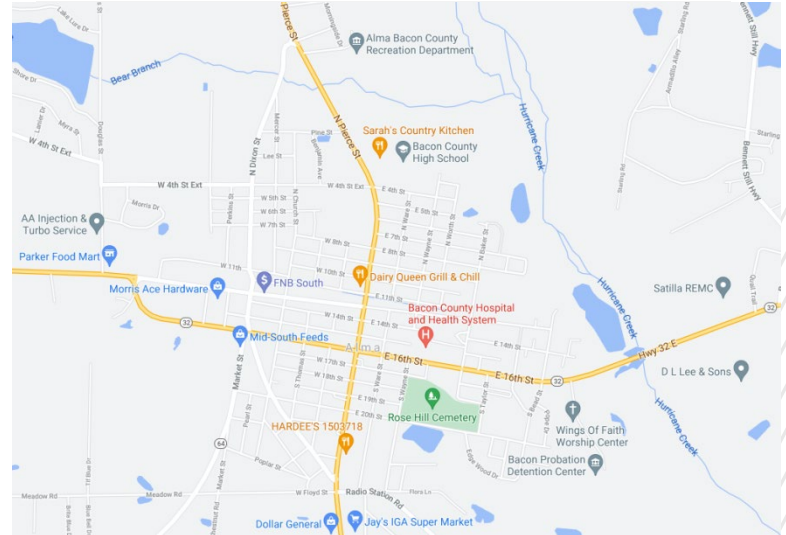
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ADDITIONAL INFORMATION

0.51 acre site ready to build with all utilities, curb cuts and parking lot base in place. Ideal for retail, office or other commercial uses. Good visibility, access and near center of town.

LEGAL INFORMATION

TAX PARCEL ID	A10 062118
	A10 062117
2020 RE TAXES	\$996.38
ZONING	Commercial



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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