



COMMERCIAL REAL ESTATE

LAND FOR SALE



Development Opportunity!

SR 34 & Andrew Bailey Road
Sharpsburg, GA 30277

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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200
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O: 850.385.6363



EXECUTIVE SUMMARY

DEVELOPMENT OPPORTUNITY!

ANDREW BAILEY ROAD, SHARPSBURG, GA 30277

**OFFERING SUMMARY**

Sale Price:	\$750,000.00
Lot Size:	5.04 Acres
Zoning:	Commercial
APN:	121 6070 007

PROPERTY OVERVIEW

5.04 acre lot is for sale and adjacent to residential neighborhoods, established retailers, and other service providers. This busy retail corridor of Sharpsburg has a steady flow of traffic with counts exceeding 27,500 ADT on SR 34.

Andrew Bailey Road is surrounded by retailers including Kroger's Grocery, McDonalds, Pizza Hut, Zaxby's, Taco Bell, Tasty Donuts, and HJ Wings & Things. Thomas Crossroads Elementary School and the Starlite Family Fun Center are also in the area.

LOCATION OVERVIEW

Located in Sharpsburg, Georgia just off of SR 34 and Andrew Bailey Road.

PRICE REDUCED

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PARCEL
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RETAILER MAP DEVELOPMENT OPPORTUNITY! ANDREW BAILEY ROAD, SHARPSBURG, GA 30277



Google

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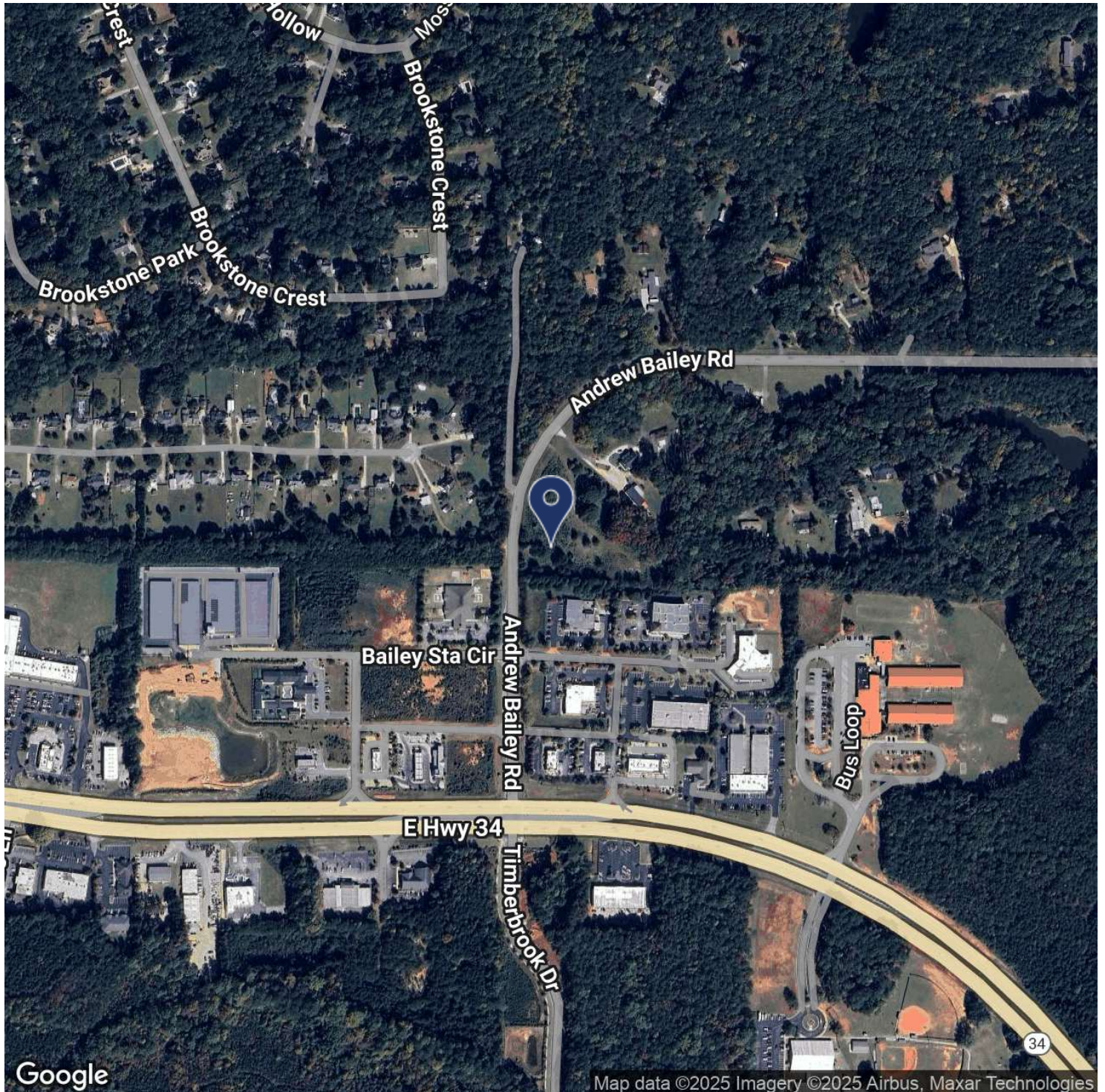




LOCATION MAP

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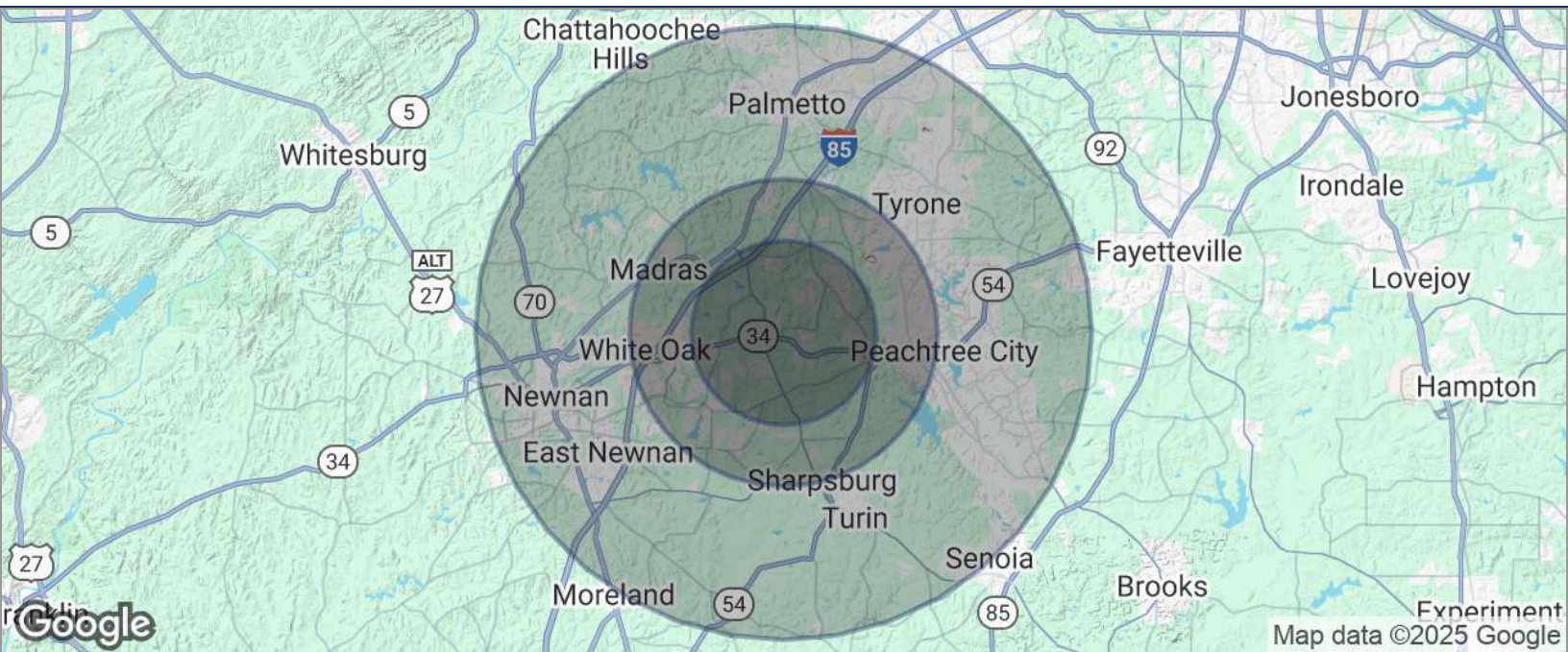




DEMOGRAPHICS MAP

DEVELOPMENT OPPORTUNITY!

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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	20,438	60,769	178,825
MEDIAN AGE	42.0	41.7	40.1
MEDIAN AGE (MALE)	42.4	39.9	38.9
MEDIAN AGE (FEMALE)	42.6	43.2	41.0
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	7,597	23,312	68,115
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$123,056	\$111,427	\$104,913
AVERAGE HOUSE VALUE	\$263,020	\$280,946	\$276,540

* Demographic data derived from 2020 ACS - US Census

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