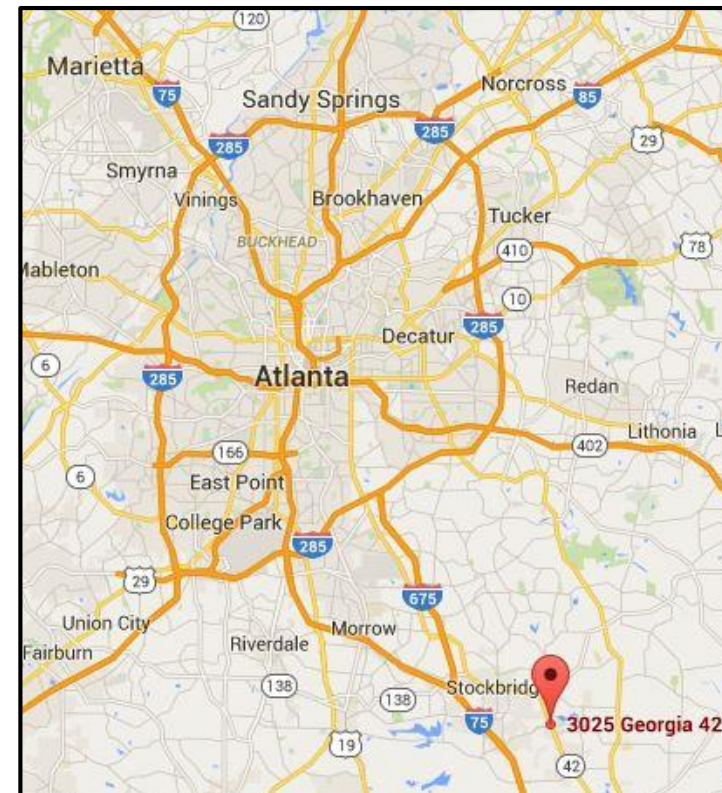




For Sale
+/- 3.99 Acres
Commercial Land

3025 Highway 42
Henry County



KW Commercial Peachtree Road
804 Town Boulevard ■ Suite A2040 ■ Atlanta, GA 30319
Tel: (404) 419-3500 ■ Fax: 770.448.6339

Jay Leslie

404.277.9191

jleslie@atlantalandgroup.com

Pete Galbiati

404.374.6499

pgalbiati@atlantalandgroup.com

Each KW Commercial office is independently owned and operated. Information believed accurate, but not warranted. Offer subject to errors, emissions and withdrawals. Equal housing opportunity.

Property Description

Property Size:	+/- 3.99 acres
Location:	3025 Highway 42, Locust Grove, GA 30248
Zoning:	Commercial (1000)
Traffic Counts:	23,070 (2013) ADT – Highway 42 (South of site)
Frontage:	+/- 465 ft on Highway 42
Acquisition Cost:	\$1,200,000 or \$300,750 per acre
Summary:	This site is located in the I-75 corridor and has excellent visibility as well as proximity to national retailers in the submarket such as CVS Pharmacy and Dollar General.



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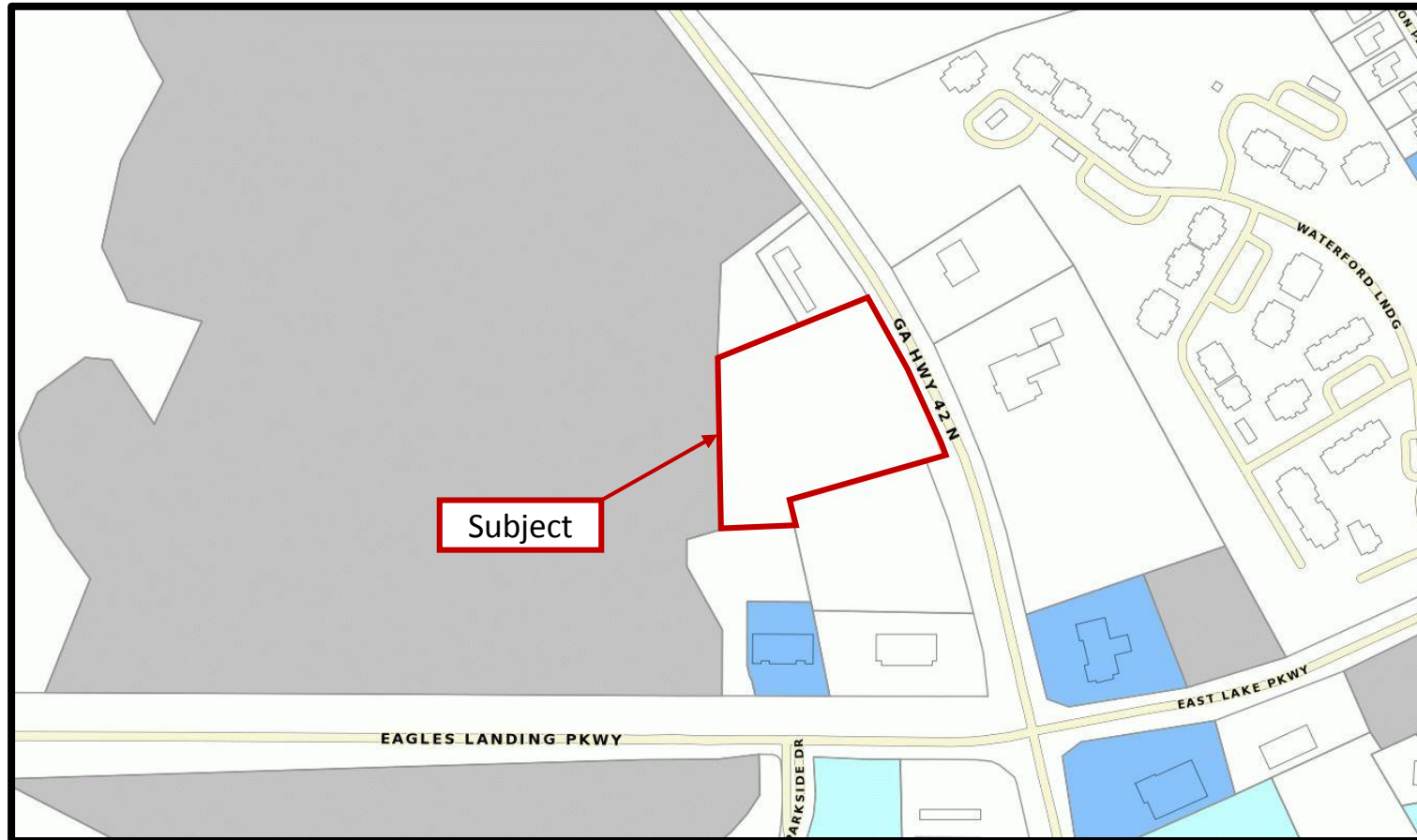
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Property Depiction



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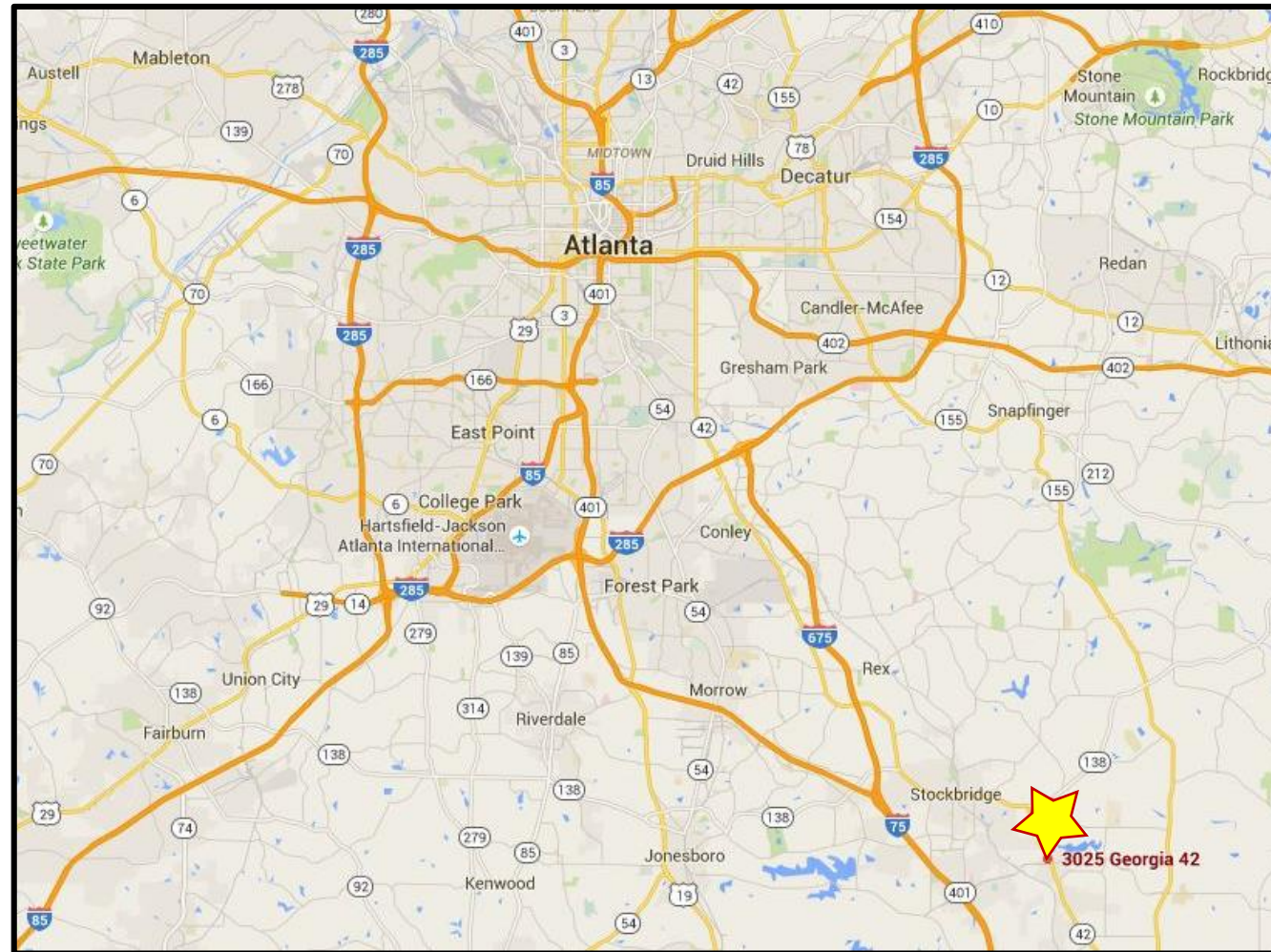
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Regional Map



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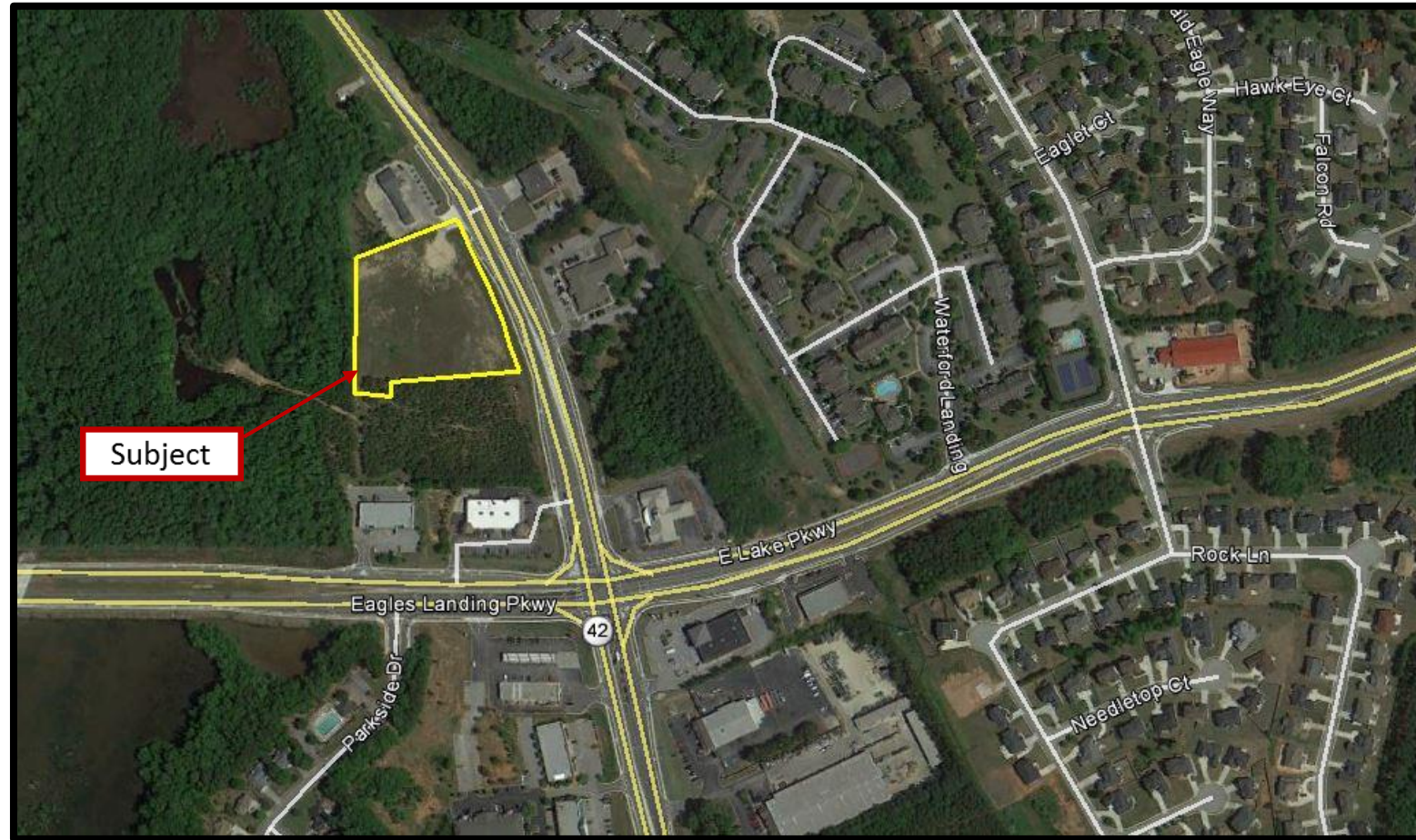
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Aerial Photograph



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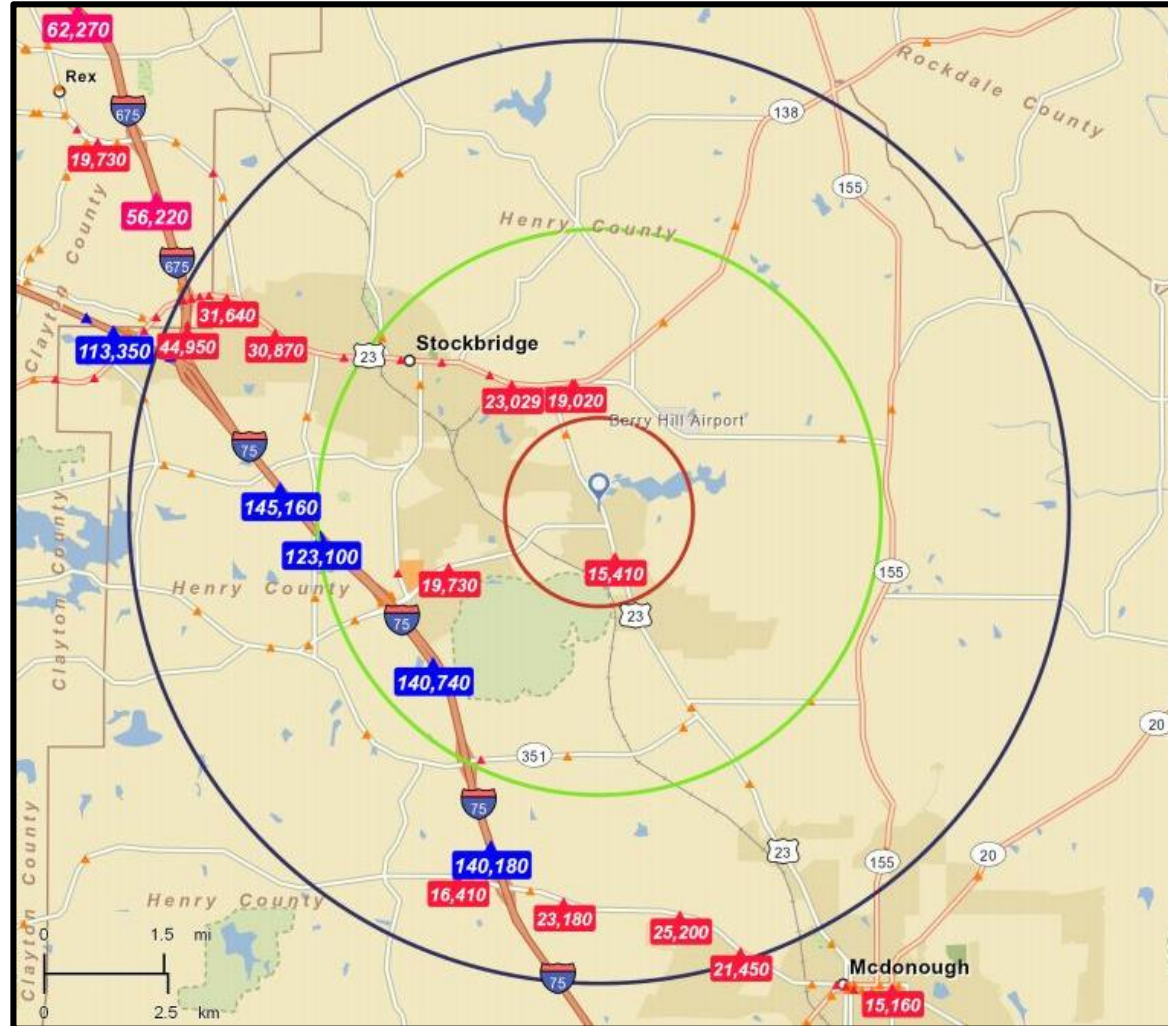
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Traffic Count



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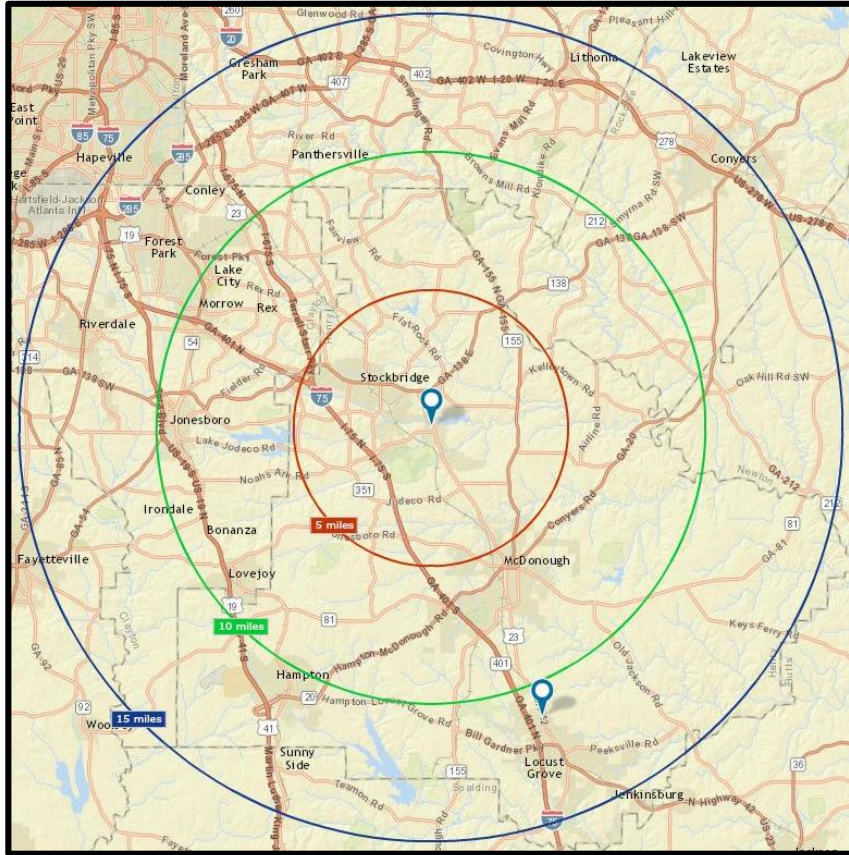
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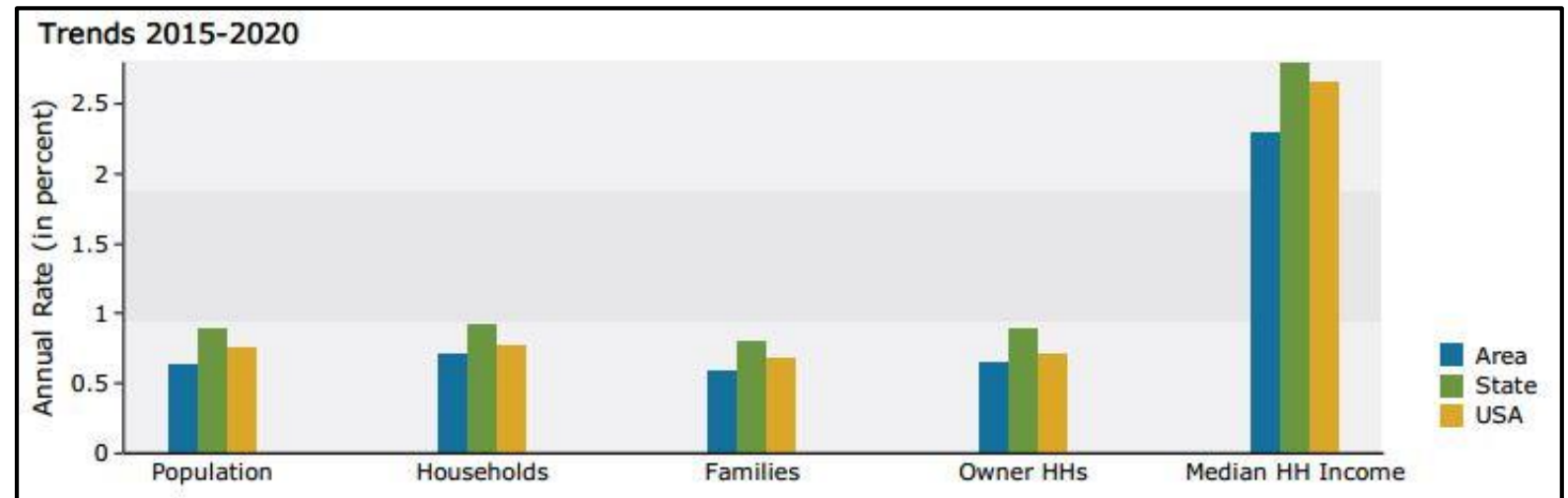
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Demographic Information 2015



	5 Mile Radius	10 Mile Radius	15 Mile Radius
Population	78,976	294,642	744,804
# of Households	28,108	103,507	263,947
Median HH Income	\$66,412	\$56,879	\$50,101



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