

# LINDSEY TRACT

2781 MONROE HWY, BOGART, GA 30622



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$299,000
Lot Size:	0.69 ± Acres
Lot Frontage:	238 ft Monroe Rd 166.7 ft Ruth Jackson Rd
Building Size:	5,380 SF
Zoning:	B-2, A-1
Market:	Oconee County
Submarket:	Bogart
Traffic Count:	18,900 E. Monroe Hwy

### PROPERTY OVERVIEW

Property is located on Monroe Hwy between Ruth Jackson Rd and Hampton Valley Pkwy. The front portion of the property is zoned B-1 and the rear is zoned A-1. There is a two story 3,380 SQ FT commercial building located in the B-1 section of the property, with a 2,000 SF warehouse/storage area attached. The building which was previously used as a recording studio is now being used as a residence and painting business.

### LOCATION OVERVIEW

Property is located at 2781 Monroe Hwy (Hwy 78) at the intersection with Ruth Jackson Rd. There is a median break on Hwy 78 at Ruth Jackson Rd and the property is located on the south west corner.

### PROPERTY HIGHLIGHTS

- 3,380 SQ FT Commercial Building
- 2,000 SF warehouse/storage area attached to the building
- High traffic area
- Former Music Recording Studio

The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

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## LOCATION MAP



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## AERIAL MAP



Map data ©2021 Imagery ©2021 , Maxar Technologies, U.S. Geological Survey

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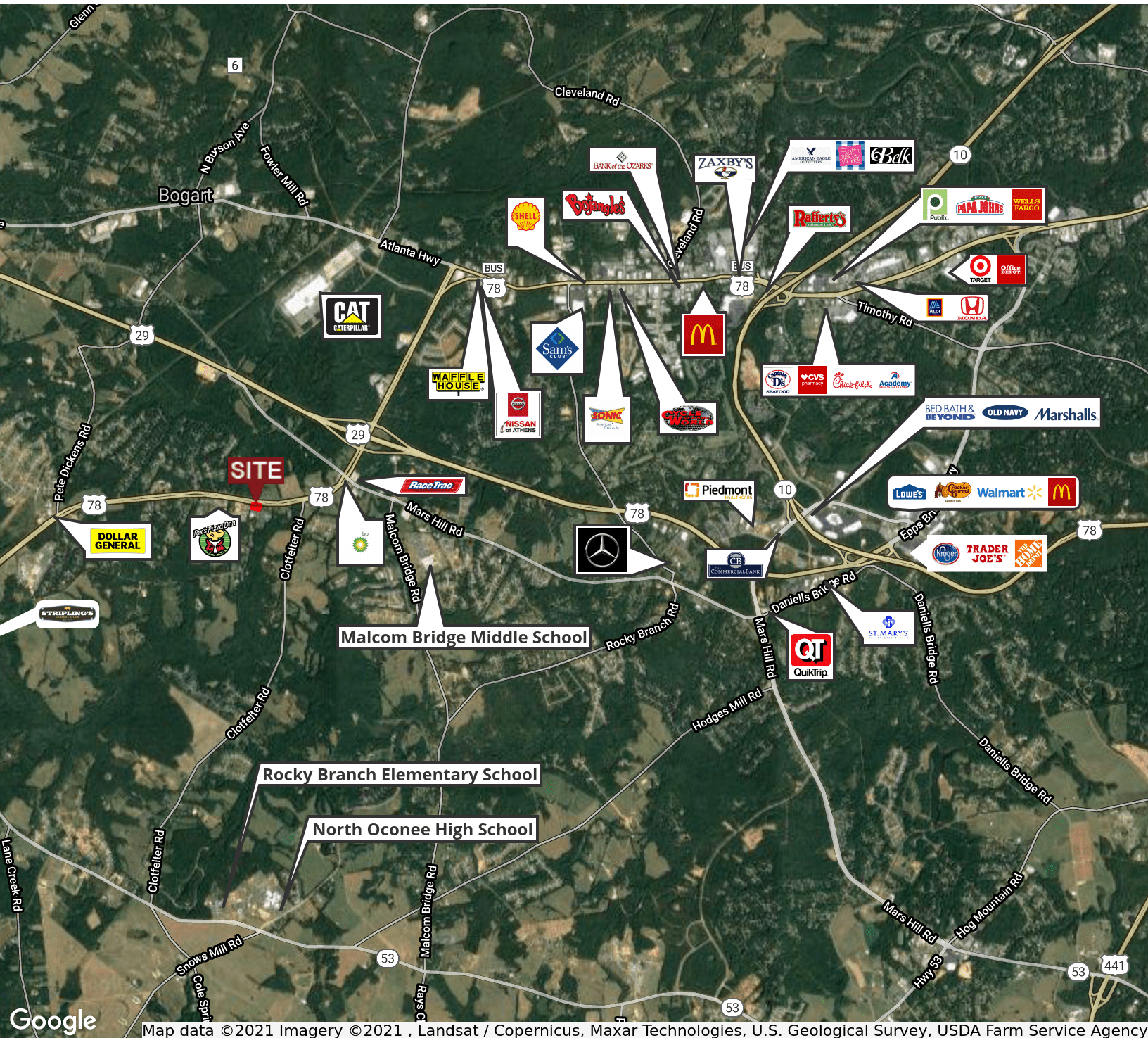


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## RETAILER MAP



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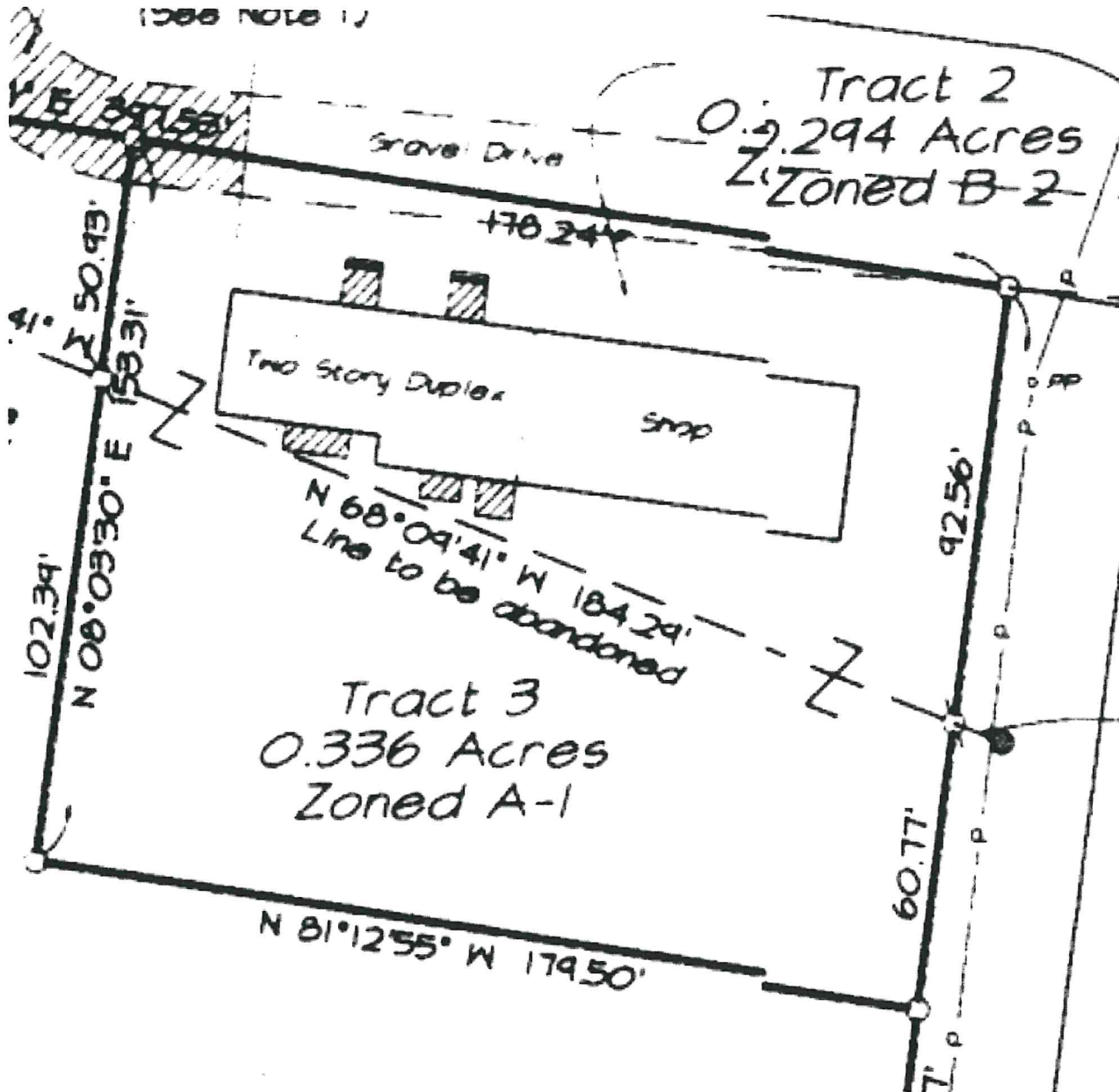


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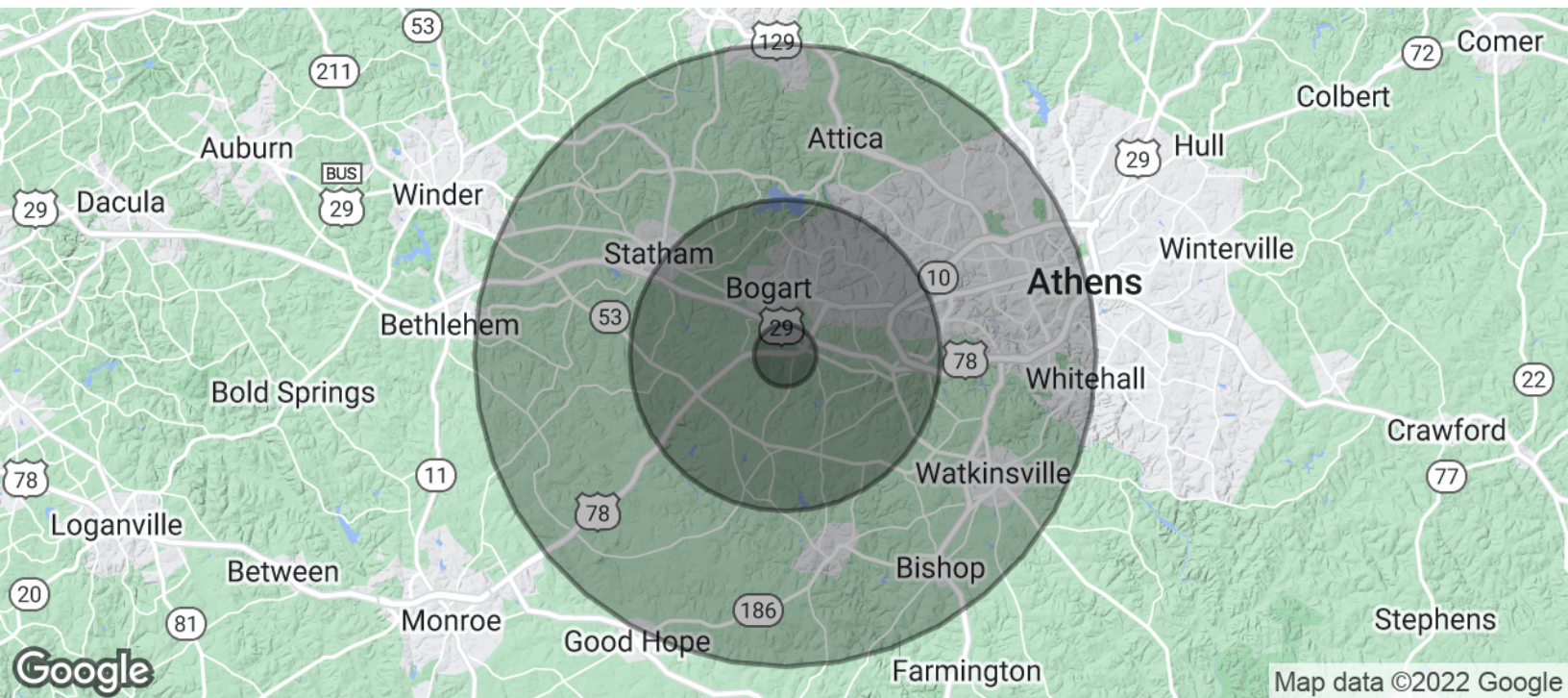
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	728	23,329	109,240
Average Age	39.0	36.3	34.2
Average Age (Male)	38.4	35.1	33.2
Average Age (Female)	39.3	36.7	34.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	265	8,693	41,312
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$98,194	\$85,072	\$71,082
Average House Value		\$250,044	\$237,398

\* Demographic data derived from 2010 US Census

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