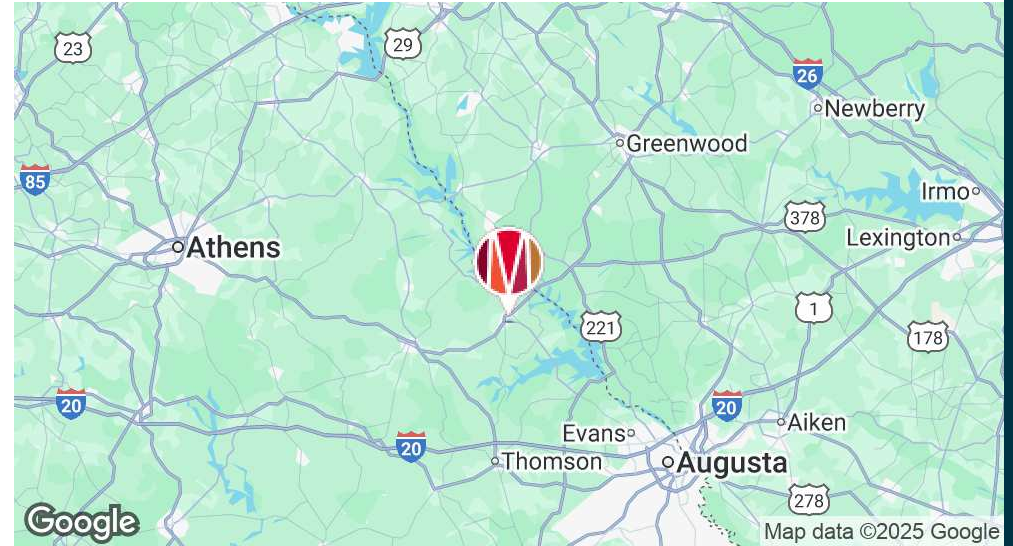


FOR SALE
3,034 SF Office/Retail/Shop/Warehouse
2,570 SF Warehouse/Storage
on 5.37 Acres
1076 White Rock Road, Lincolnton GA 30817



FOR SALE: 1076 WHITE ROCK ROAD, LINCOLNTON GA 30817



OFFERING SUMMARY

Sale Price:	\$195,000
Lot Size:	5.37 Acres
Price/SF:	\$34.80
Year Built:	1977
Zoning:	A-1

- **3,034 SF Office/Retail/Shop/Warehouse**
- **2,570 SF Warehouse/Storage**

PROPERTY OVERVIEW

Meybohm Commercial is offering 1076 White Rock Road For Sale. It has 5.37 level acres and includes two buildings. The main building has access to city water and is 3,034 SF that can be used for office, retail, and shop/warehouse space. The office area of the building has central heat & air conditioning. The other building is 2,570 SF of warehouse/storage space. There is a well on the back of the property. Zoned A-1 (agricultural).

LOCATION OVERVIEW

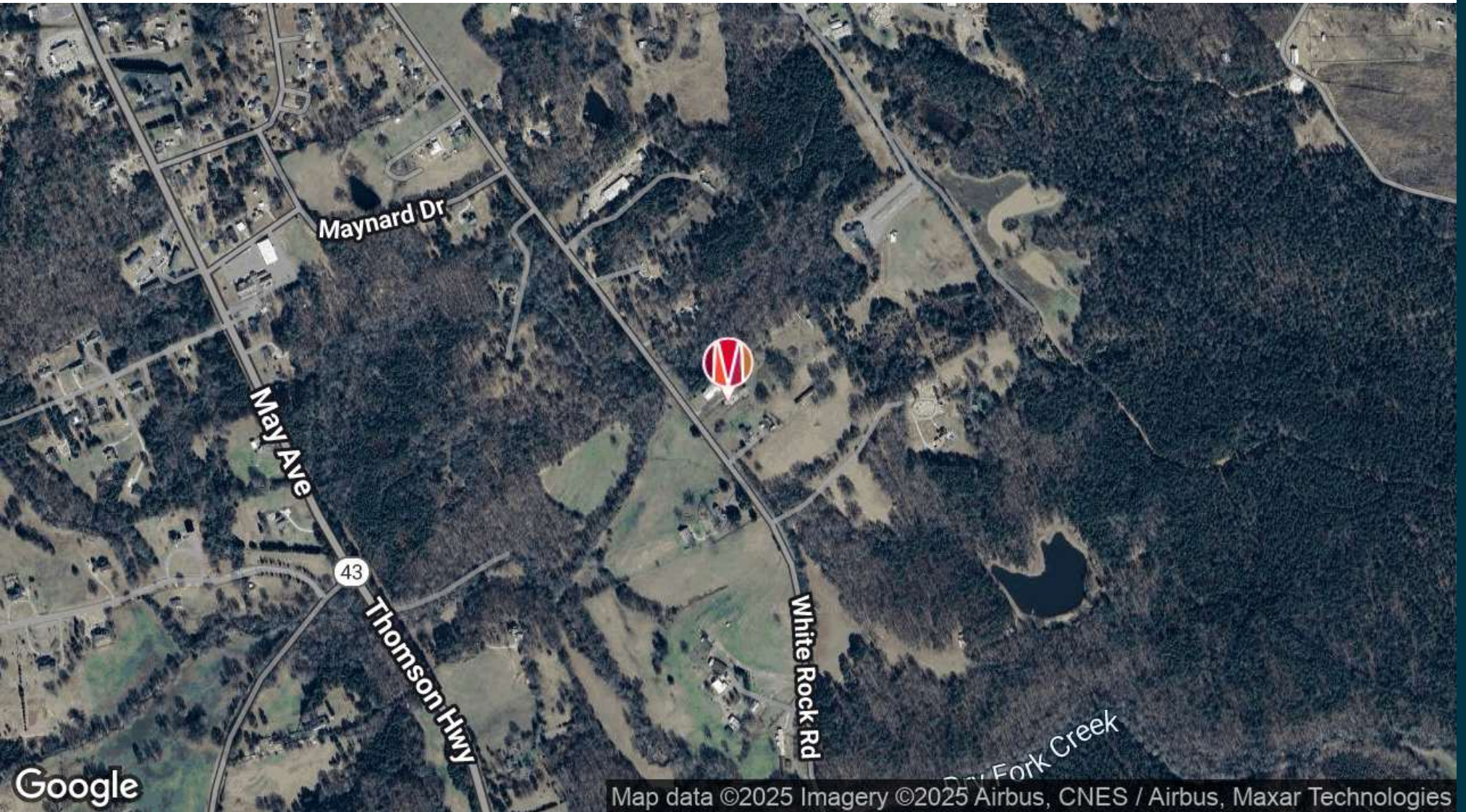
1076 White Rock Road is outside the city limits and southeast of Lincolnton, GA. It is approximately 17 miles from Washington Ga, and 21 miles from Interstate-20. Lincolnton, Georgia, is a small town known for its historic charm and recreational opportunities, particularly around Clarks Hill Lake (also known as Lake Strom Thurmond). It offers a blend of historical attractions and modern amenities, making it a pleasant place to live or visit. The city is also known as "Georgia's Freshwater Coast" and is a popular destination for outdoor enthusiasts.







LOCATION MAP

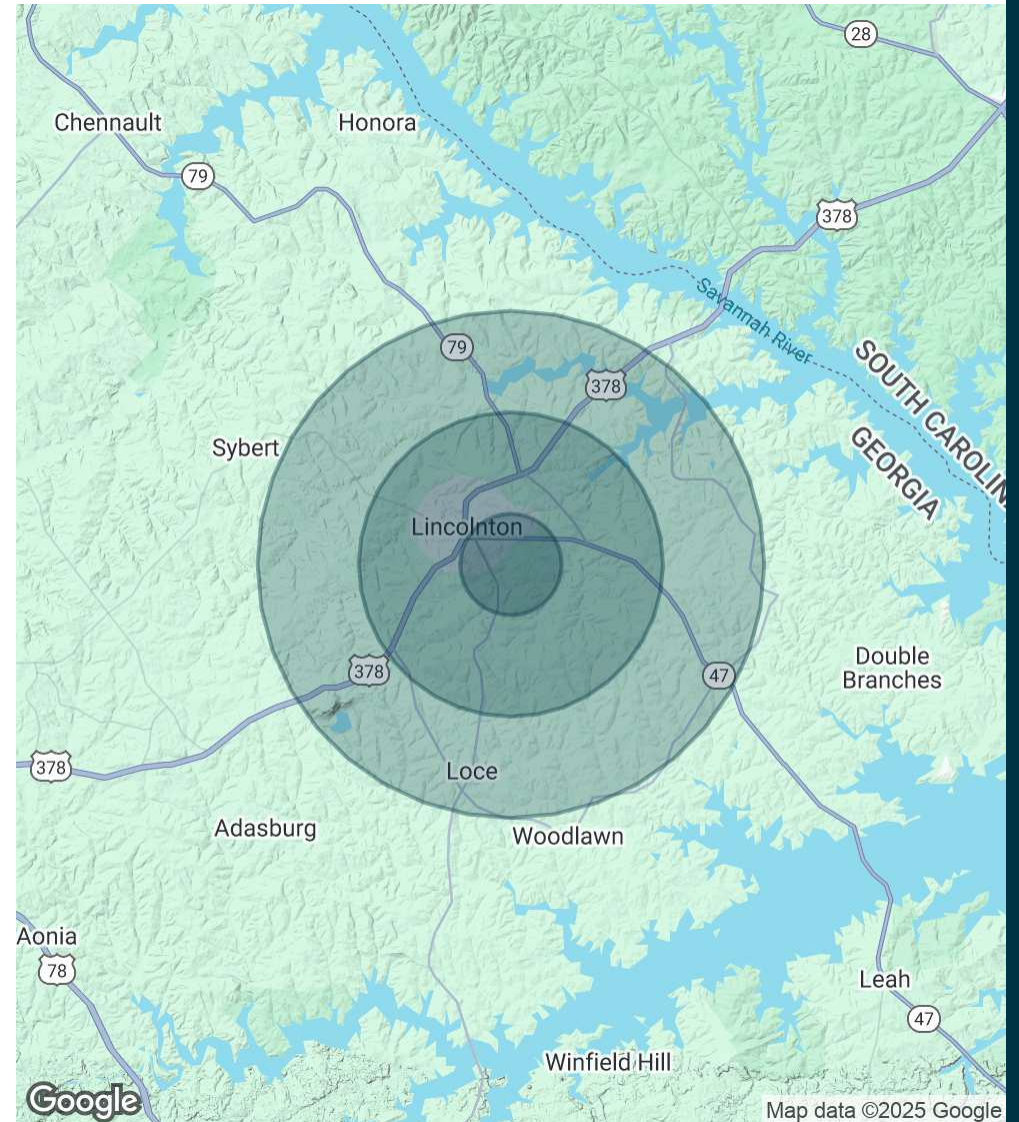


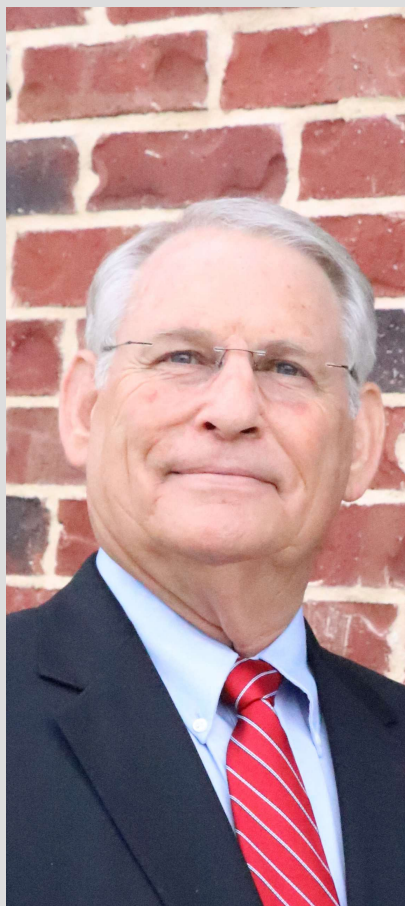
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	489	2,659	4,274
Average Age	45	44	44
Average Age (Male)	43	42	43
Average Age (Female)	47	46	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	208	1,115	1,778
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$70,172	\$66,918	\$69,022
Average House Value	\$307,516	\$342,851	\$313,623

Demographics data derived from AlphaMap





**MEYBOHM COMMERCIAL
PROPERTIES**

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com

TRAVIS REED, CCIM

Vice President, Associate Broker

Treed@Meybohm.Com

Cell: 706.836.8091

PROFESSIONAL BACKGROUND

Travis is a broker specializing in commercial properties, forestry, development and construction. A native of Lincolnton, Georgia, Travis earned a Bachelor of Science degree in Forest Resources from the University of Georgia and served as president of Reed Logging, Inc. for 25 years. In 1996 he was chosen Georgia Outstanding Logger of the Year, in 1998 Regional Outstanding Logger and in 2000 Travis was awarded the National Outstanding Logger Award by the Forest Resources Association. Before joining the family logging business in the mid-1980s, Travis worked for Barco International, an international agricultural construction company, as head of its Middle Eastern/North African division, spending six years in Iraq and Egypt. After Barco, he spent time in England working with Middle East Econometrics Limited researching and writing feasibility studies for Middle Eastern clients of the World Bank. Travis has two daughters, Shelli and Whitney, and five grandchildren and lives with his wife, Gail, in Evans, Georgia. As a graduate forester and a lifetime spent in the forest industry, Travis is committed to land and timber conservation. He enjoys shooting trap, sporting clays and bird hunting.

EDUCATION

BS in Forest Services, University of Georgia

MEMBERSHIPS & AFFILIATIONS

CCIM

GA #302716 // SC #67337