



Land » For Sale

1-85/Lavonia Development Site

SMITH ROAD & GERRARD ROAD, LAVONIA, GA 30553

THE SIMPSON COMPANY OF GEORGIA, INC.
40 Technology Pkwy., South
Suite 202
Peachtree Corners, GA 30092
O: 770.817.9880

BRAD ROPER
Sales Associate
770.817.9880
brad@simpsoncompany.com

Executive Summary

1-85/LAVONIA DEVELOPMENT SITE
Smith Road & Gerrard Road, Lavonia, GA 30553



OFFERING SUMMARY

Sale Price: \$40,000 / acre

Lot Size: 22.4 Acres

PROPERTY HIGHLIGHTS

- Site located along the Lavonia's Commercial Corridor
- Easy access to I-85 at Exit 173
- 1,200+/- feet of frontage along I-85
- Highest and best use is retail, industrial, commercial
- All utilities available

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	155	3,467	12,350
Total Population	410	9,256	31,845
Average HH Income	\$48,669	\$49,030	\$50,707

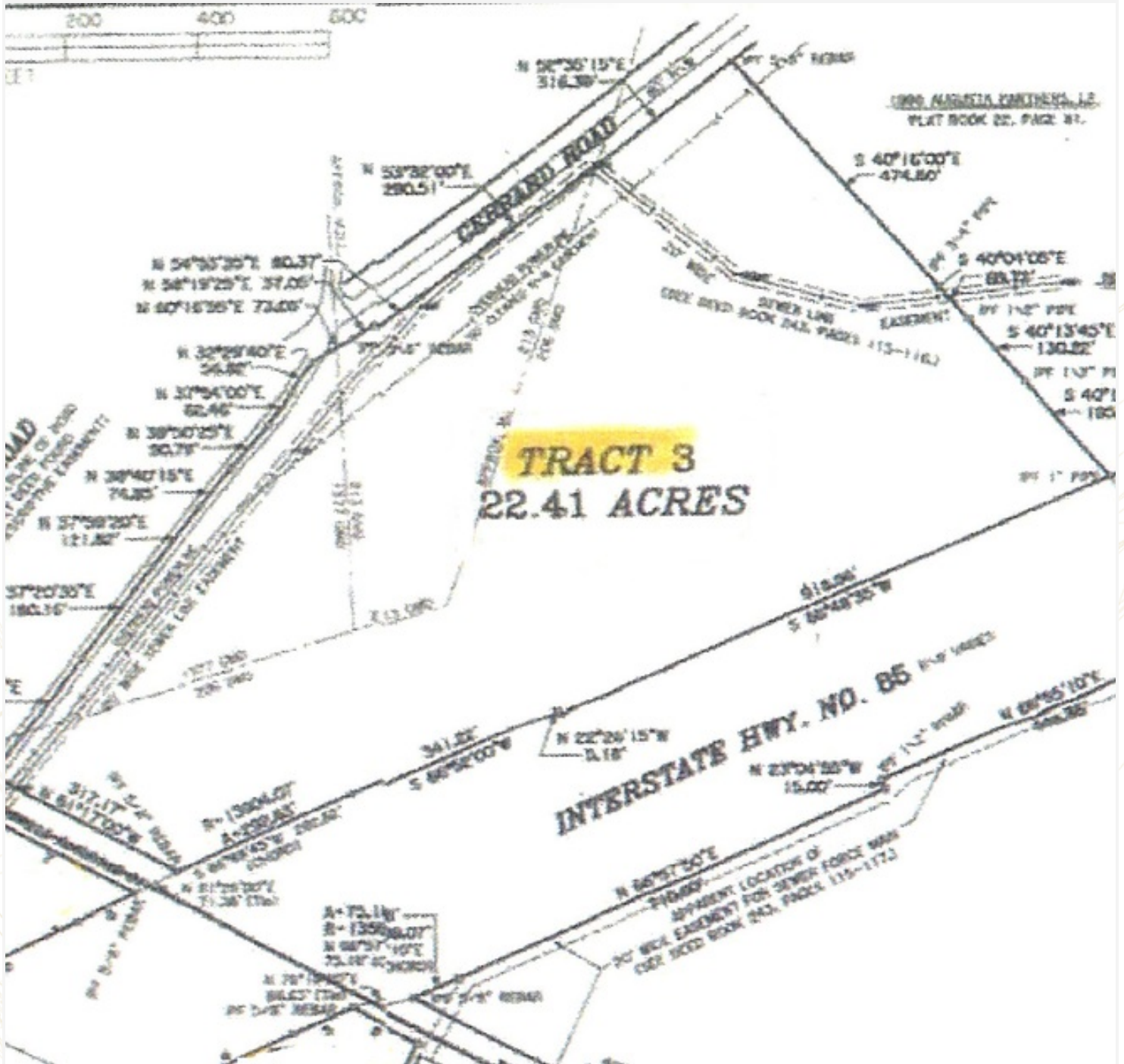
Brad Roper / Sales Associate / 770.817.9880 / brad@simpsoncompany.com

All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

THE
SIMPSON
COMPANY
REAL ESTATE

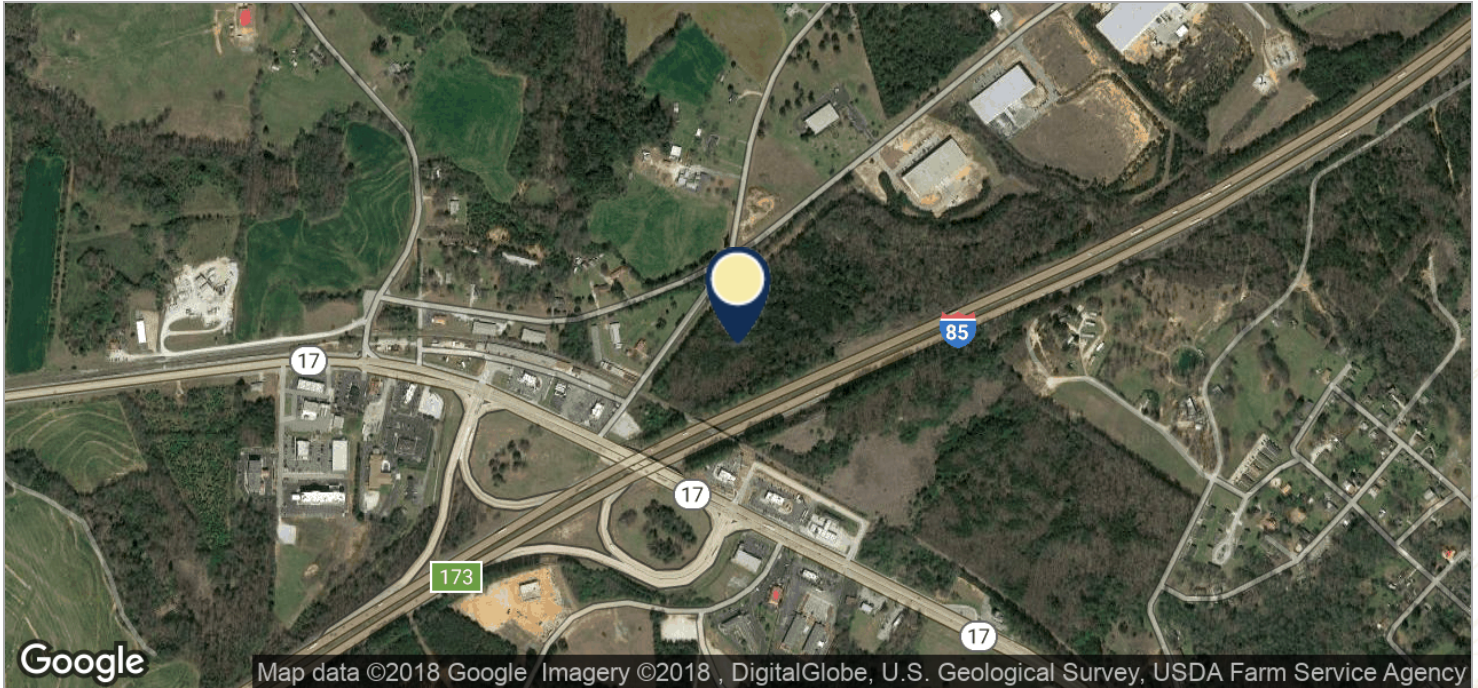
Additional Photos

1-85/LAVONIA DEVELOPMENT SITE
Smith Road & Gerrard Road, Lavonia, GA 30553



Location Maps

1-85/LAVONIA DEVELOPMENT SITE
Smith Road & Gerrard Road, Lavonia, GA 30553



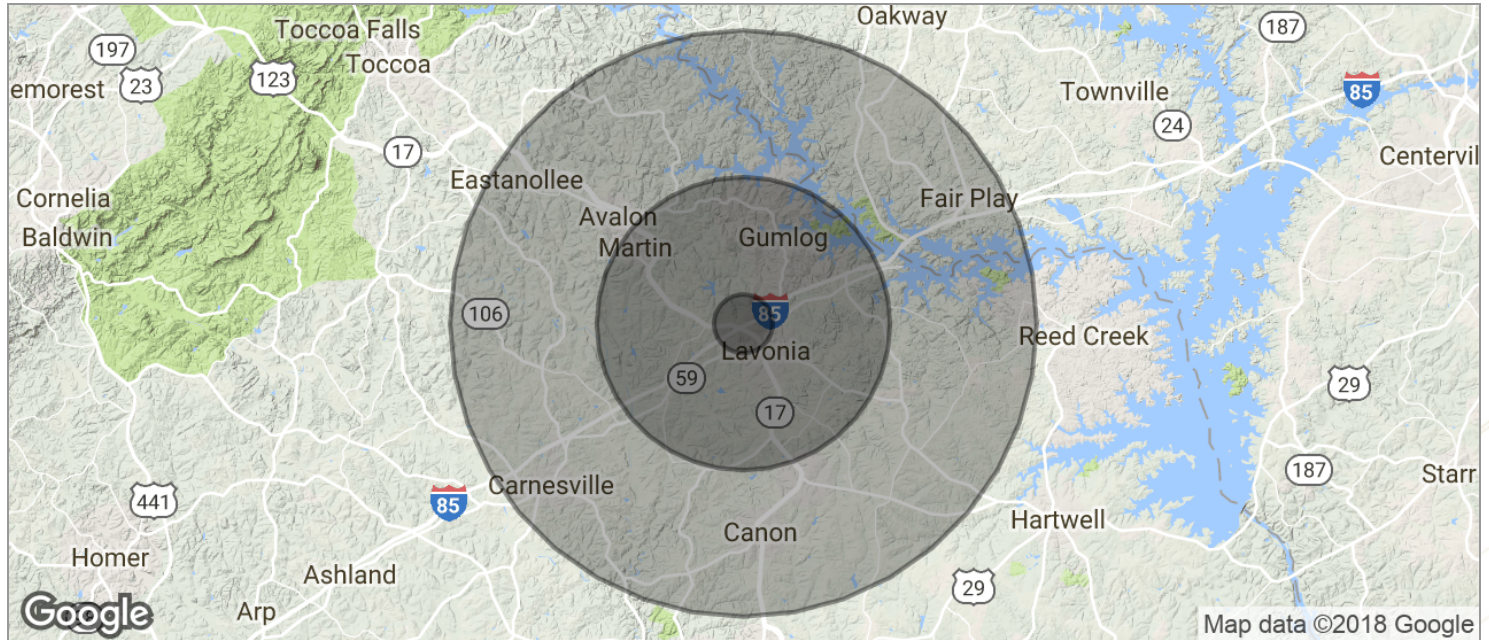
Retailer Map

1-85/LAVONIA DEVELOPMENT SITE
Smith Road & Gerrard Road, Lavonia, GA 30553



Demographics Map

1-85/LAVONIA DEVELOPMENT SITE
Smith Road & Gerrard Road, Lavonia, GA 30553



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	410	9,256	31,845
MEDIAN AGE	37.3	37.8	40.3
MEDIAN AGE (MALE)	34.5	35.5	38.7
MEDIAN AGE (FEMALE)	38.3	38.6	41.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	155	3,467	12,350
# OF PERSONS PER HH	2.6	2.7	2.6
AVERAGE HH INCOME	\$48,669	\$49,030	\$50,707
AVERAGE HOUSE VALUE	\$167,104	\$171,235	\$172,366

* Demographic data derived from 2010 US Census

Broker Profile



Presented by:

Brad Roper

Sales Associate

brad@simpsoncompany.com

The Simpson Company of Georgia, Inc.
40 Technology Pkwy., South
Suite 202
Peachtree Corners, GA 30092

www.simpsoncompany.com

P: 770.817.9880

The Simpson Company's team of CCIM, SIOR and IREM trained professionals brings integrity, knowledge and experience to every assignment, working with a commitment to help you make the best real estate decisions for you and your business.

Our brokers and property managers have a wide range of experience with regional, national and international marketing strategies, and we work to help you anticipate market opportunities and leverage competitive advantages. We focus on forward-thinking strategies for each project, to help build success now and create opportunities for the future.

