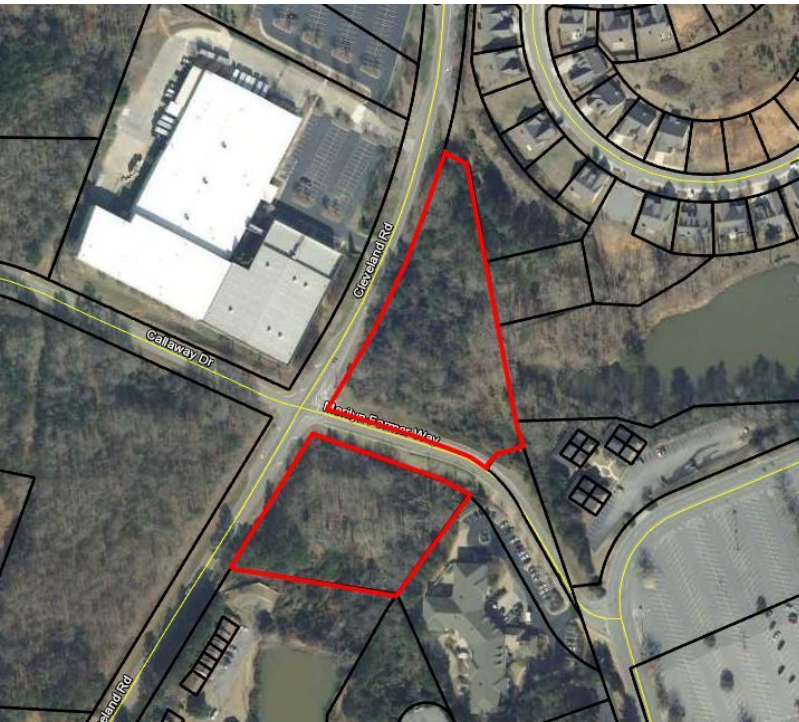


LANE TRACT

0 CLEVELAND RD & CALLAWAY DR, BOGART, GA 30622



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,100,000
Price / Acre	\$250,000
Lot Size:	4.4 Acres
Lot Frontage:	818.1 ft Cleveland Rd 315.9 Callaway Dr
Zoning:	C-O
Market:	Athens-Clarke County
Traffic Count:	36,100 Atlanta Hwy

PROPERTY OVERVIEW

Ideal commercial site. Two well-located, commercially-zoned lots near the Georgia Square Mall with easy access, just off the Atlanta Hwy 78 and 29. High traffic area on access road into Georgia Square Mall.

LOCATION OVERVIEW

Located just off of the Atlanta Hwy on Cleveland Rd. At the corner of Cleveland Rd and Marilyn Farmer Way.

PROPERTY HIGHLIGHTS

- Ideal commercial site
- Easy access
- High traffic area on access road

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.

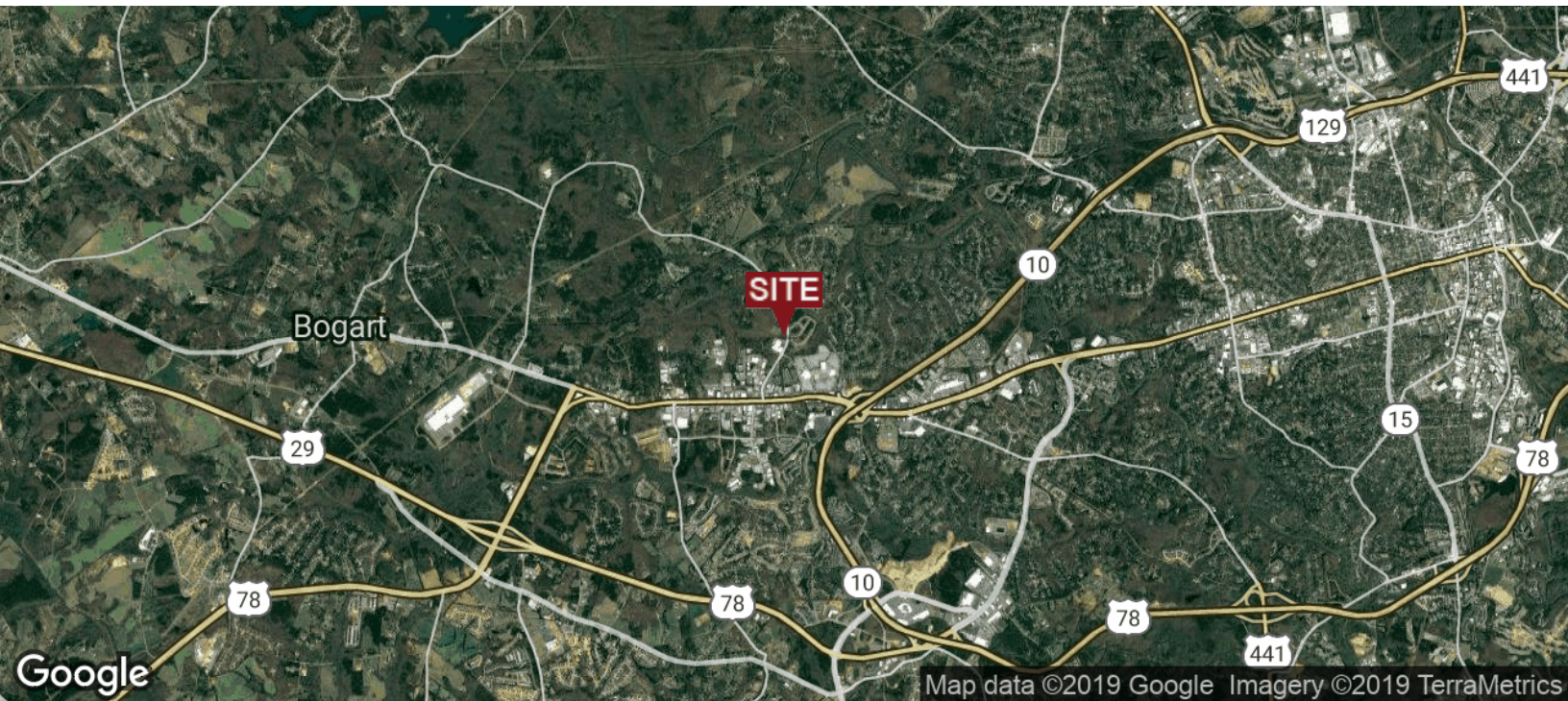
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LOCATION MAPS



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AERIAL MAPS



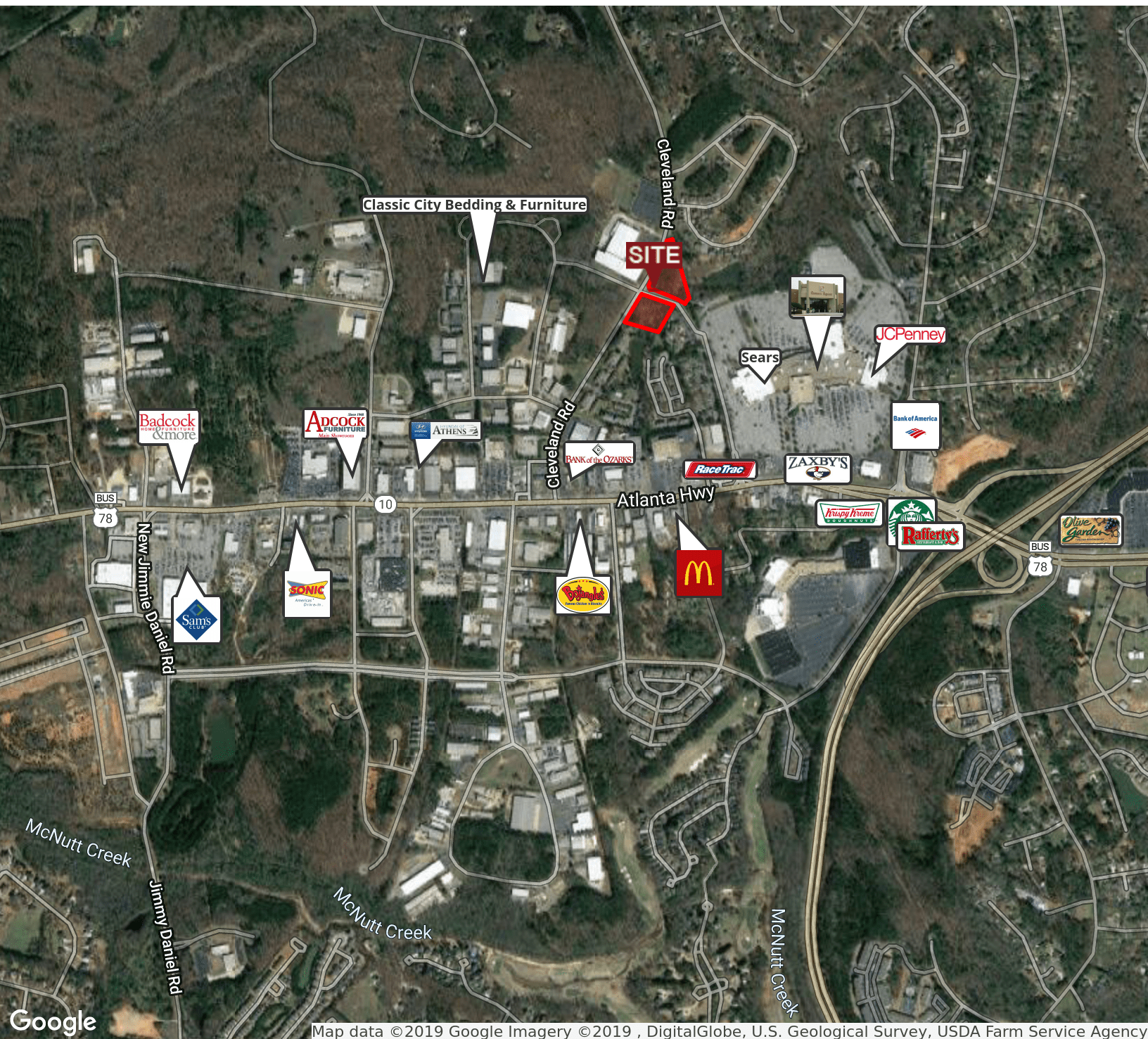
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RETAILER MAP



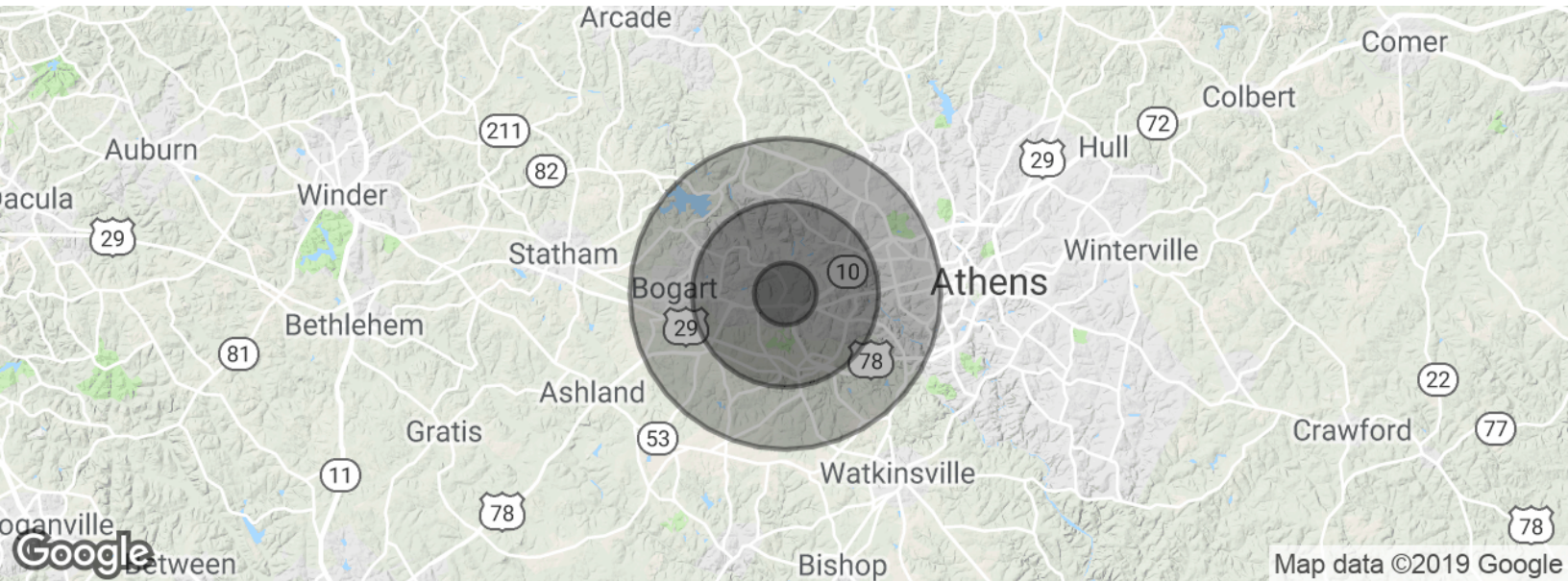
Map data ©2019 Google Imagery ©2019 , DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency

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RETAILER MAP P4

DEMOGRAPHICS MAP & REPORT

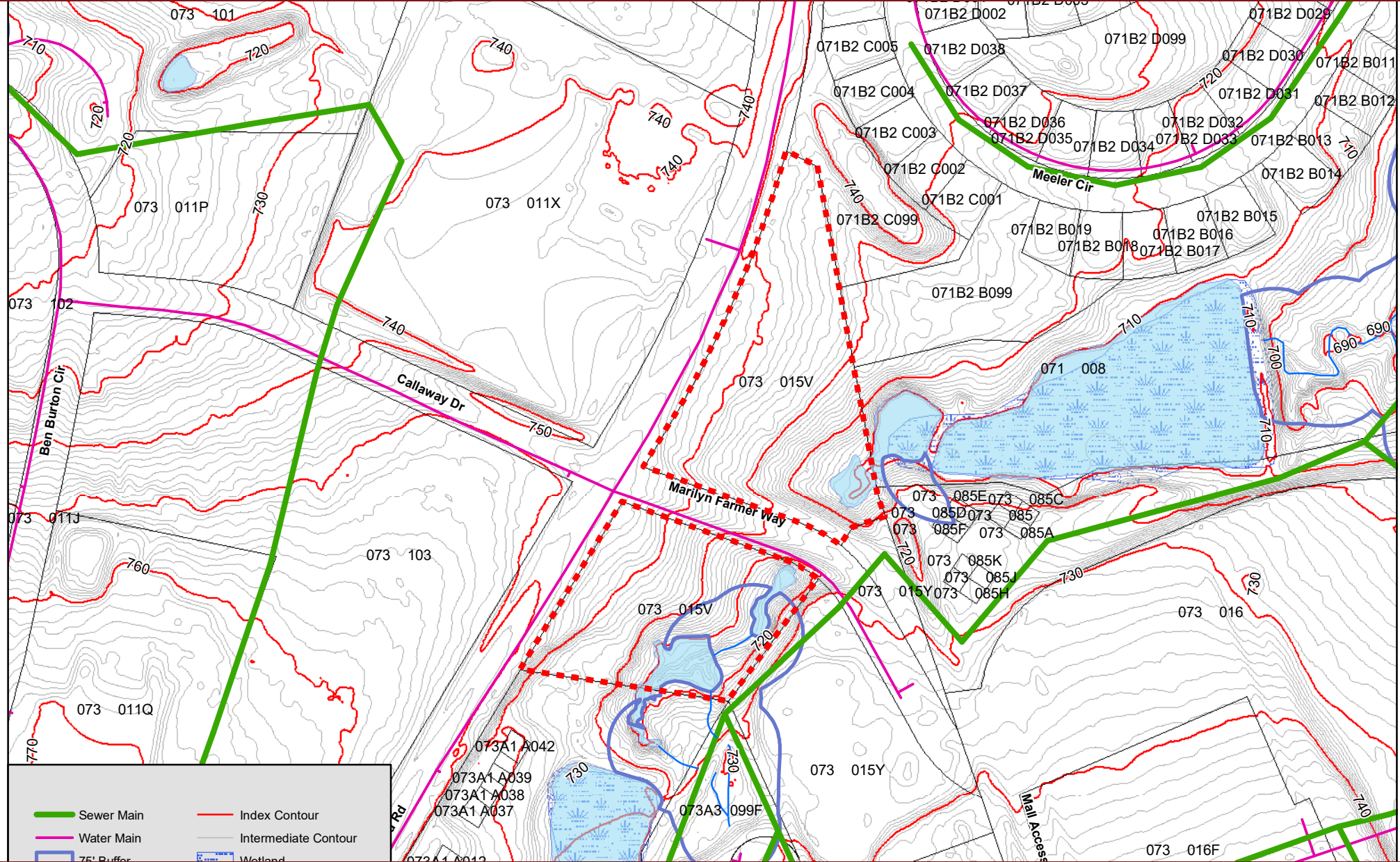


POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,493	19,745	49,729
Median age	31.6	33.0	34.0
Median age (Male)	31.2	32.1	33.1
Median age (Female)	31.4	33.0	34.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,454	7,931	19,658
# of persons per HH	2.4	2.5	2.5
Average HH income	\$70,821	\$76,281	\$74,645
Average house value	\$240,923	\$240,672	\$239,714

* Demographic data derived from 2010 US Census

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