

PAD READY COMMERCIAL LOT

2605 Lee Road, Lithia Springs, GA 30122



OFFERING SUMMARY

SALE PRICE:	\$199,900
LOT SIZE:	0.61 Acres
ZONING:	C-G
MARKET:	Douglas County
SUBMARKET:	Lithia Springs

PROPERTY OVERVIEW

0.6 acre Level Lot adjacent to Neighborhood shopping including Publix, Walgreens, Wells Fargo and more. Ready to build with curb cut in place. Just off Fairburn Road/ Hwy. 92 in a busy area of Lithia Springs. Zoned C-G.

PROPERTY HIGHLIGHTS

- 0.6 acre Level Lot with all utilities
- Ready to Build with Curb Cut in Place
- Located in Publix Complex
- Surrounded by Neighborhood Shopping, Banking and Dining
- 2019 Taxes \$3,059
- High Traffic Count

KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

MIKE GARRETT
Associate, ALC
O: 678.540.4300
C: 770.846.7702
mike@garrettlandbrokers.com
GA #339795

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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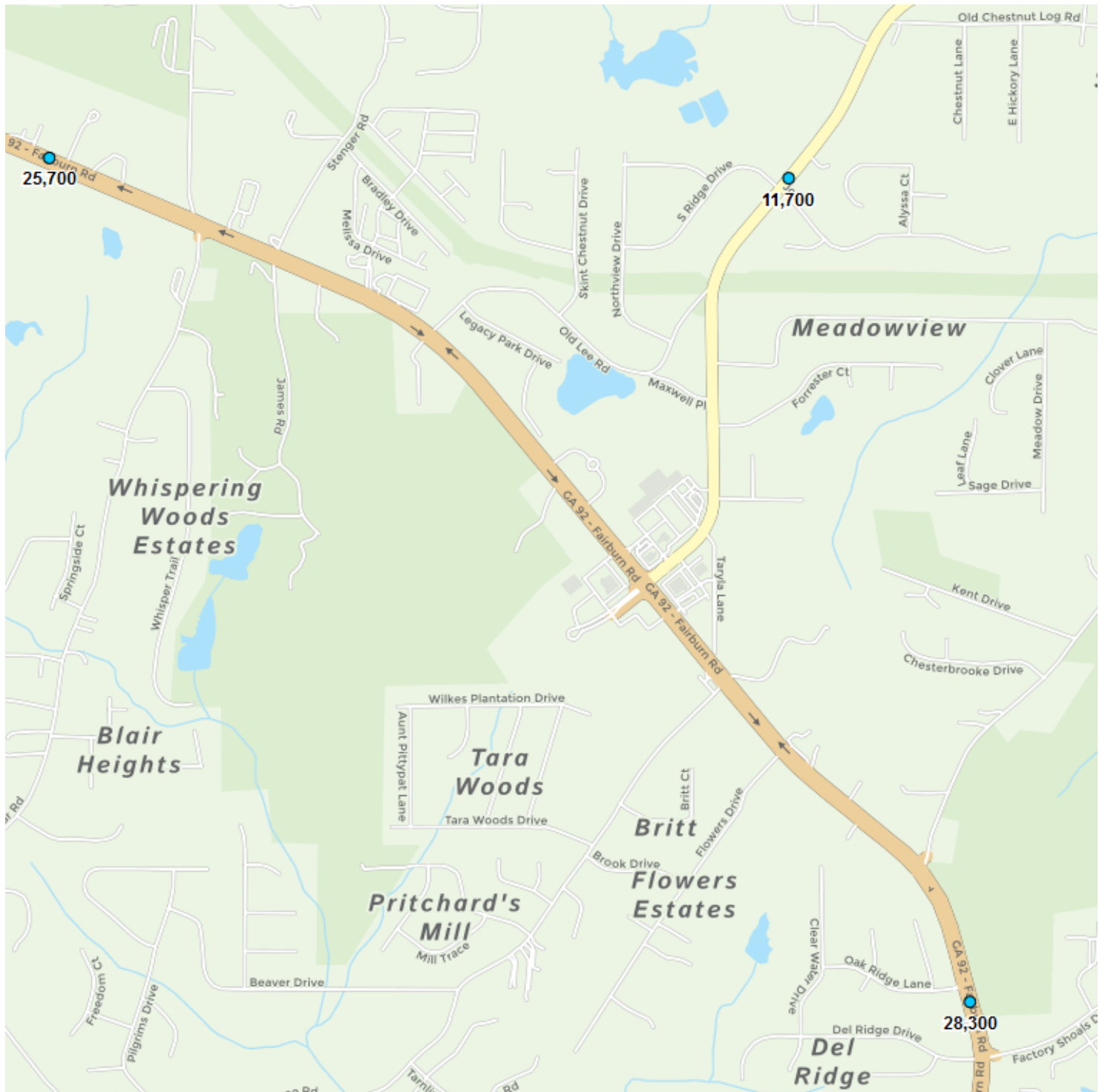
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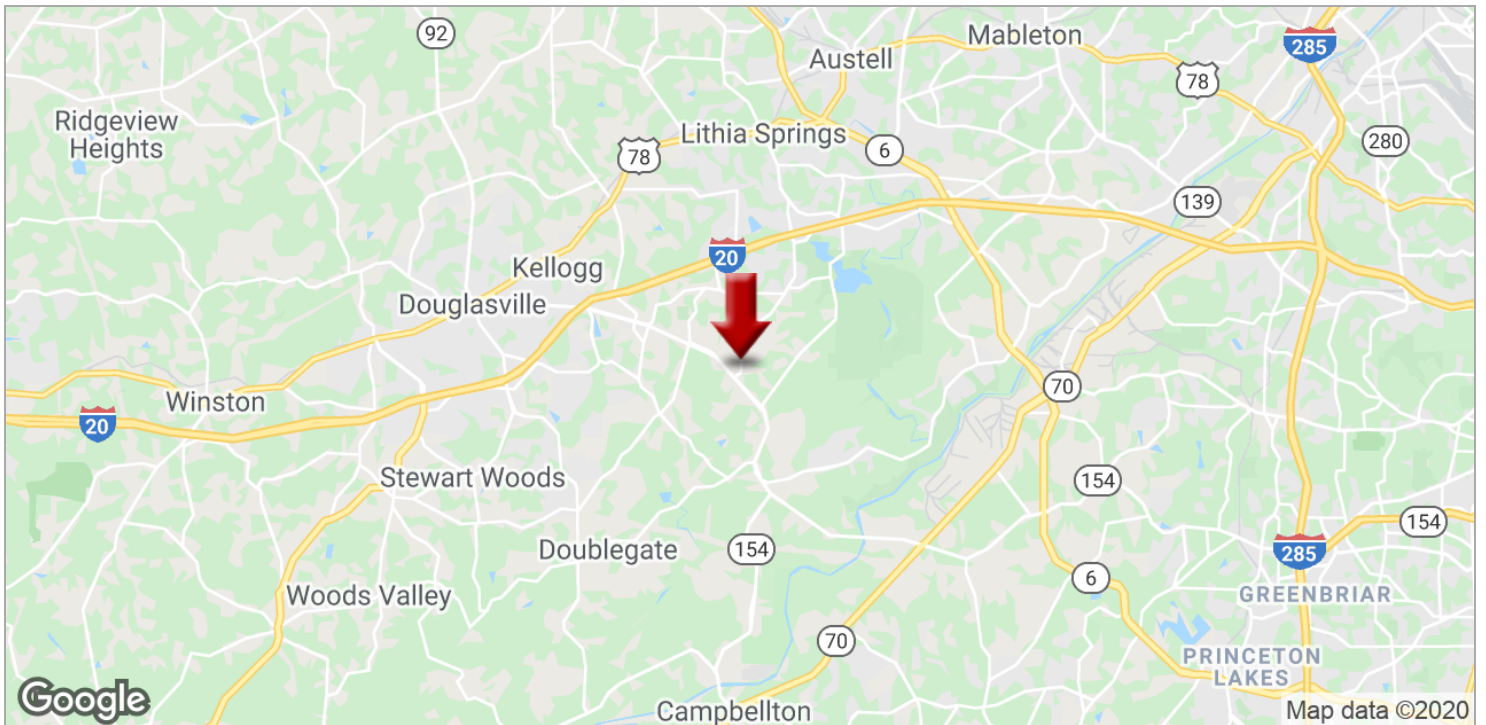
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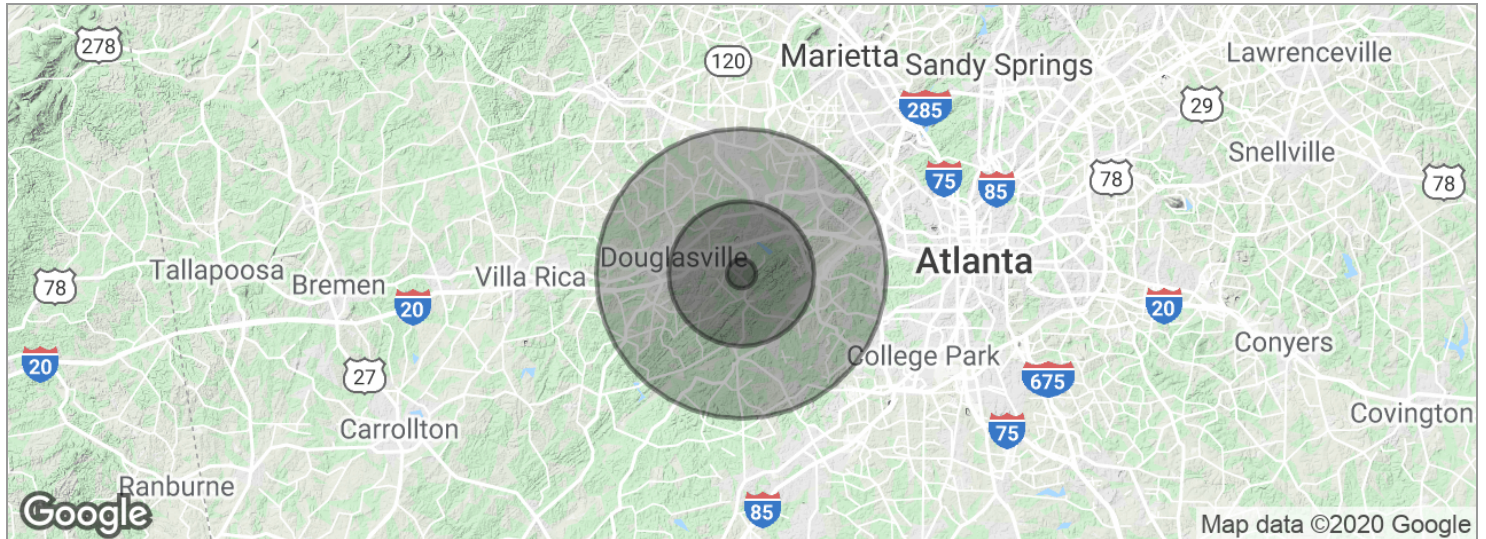
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,745	72,787	302,341
Median age	33.7	33.7	34.2
Median age (male)	33.7	33.5	32.9
Median age (Female)	33.4	33.9	35.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	906	25,475	108,362
# of persons per HH	3.0	2.9	2.8
Average HH income	\$67,813	\$67,207	\$66,717
Average house value	\$168,270	\$172,989	\$180,962

* Demographic data derived from 2010 US Census

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Property Visits

We request that prospective purchasers take the opportunity to visit the property prior to submitting offers. Access to residents and personnel may be limited if applicable. Please contact me before visiting the property. 48 hours' notice is appreciated. We thank you for accommodating these requests.

Offer Submission

If a prospective purchaser chooses to submit an offer, please consider the following: 1) purchase price, 2) due diligence time frame and closing date, 3) amount of earnest money funds, 4) an outline of the debt and equity structure and explanation of capital sources, 5) financing contingencies, and 6) specific explanation of who is to pay closing costs. Please deliver offers to the attention of Mike Garrett at the email address and/or fax number listed below.

Questions or Comments Should be Addressed to:

Mike Garrett
Garrett Land Brokers
162 W. Main Street, Suite 104
Cartersville, GA 30120
Direct: 770-846-7702
Email: mike@garrettlandbrokers.com
www.GarrettLandBrokers.com



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LITHIA SPRINGS, GA

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Atlanta - West Cobb in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

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