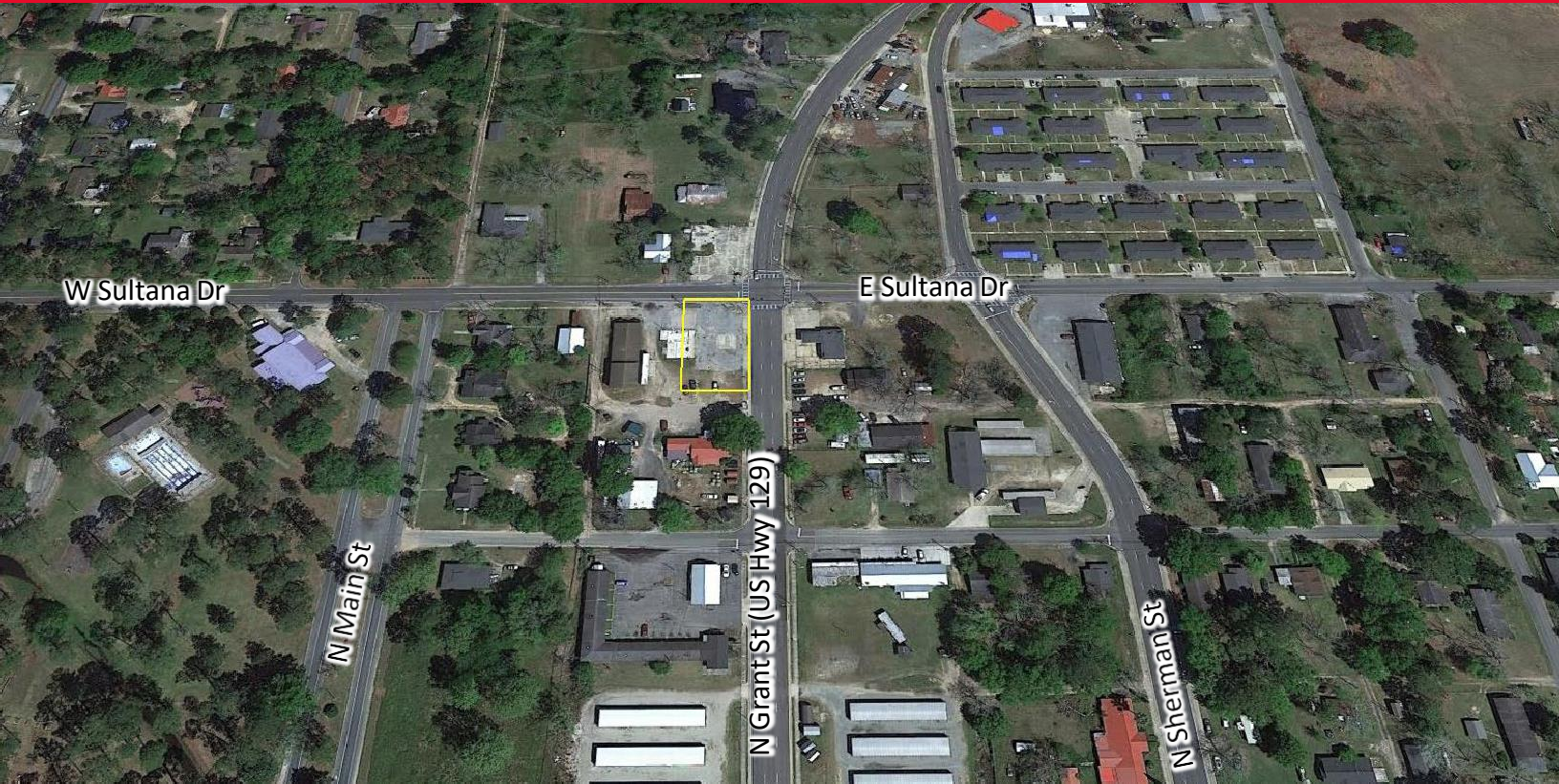


FOR SALE
816 N GRANT STREET
Fitzgerald, GA 31750



PROPERTY HIGHLIGHTS

0.47 acre tract located at the intersection of North Grant Street (US Hwy 129) and East Sultana Drive known as 816 North Grant Street, Fitzgerald, Ben Hill County, Georgia. Tract is located at signalized intersection with 2 curb cuts to North Grant Street and 1 curb cut to East Sultana Drive.

BUILDING SF	N/A
LAND SF	20,480
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	4,580 VPD

SIGNAGE TYPE	N/A
5-MILE (POP.)	15,033
10-MILE (POP.)	23,503
MED. INCOME	\$33,359
SPACE USE	TBD



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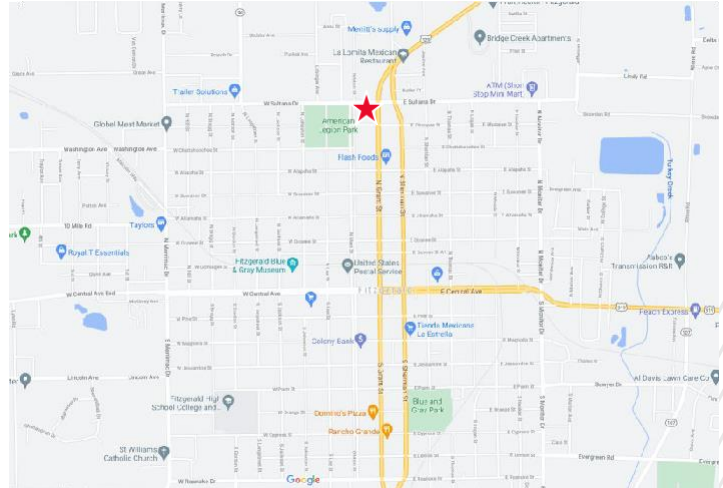
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ADDITIONAL INFORMATION

0.47 acre tract at signalized intersection at street grade with curb cuts. Most of property has concrete paving. Good access, visibility and traffic for retail, office or service uses.



LEGAL INFORMATION

TAX PARCEL ID	B3 S1 L13+P2
2020 RE TAXES	\$385.76
ZONING	Commercial

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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