

FOR SALE

123 FLASH FOODS ROAD

Brunswick, GA 31523



PROPERTY HIGHLIGHTS

0.8 acre tract located at southeast intersection of US 82 at 16,100 cars per day and I-95 at 62,500 cars per day total. Accessible to US 82 via lighted intersection, graded and ready to develop.

BUILDING SF	N/A
LAND SF	37,392 (est)
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	16,100 VPD

SIGNAGE TYPE	N/A
3-MILE (POP.)	6,181
5-MILE (POP.)	14,302
AVG HH. INCOME	\$86,222.00
SPACE USE	TBD



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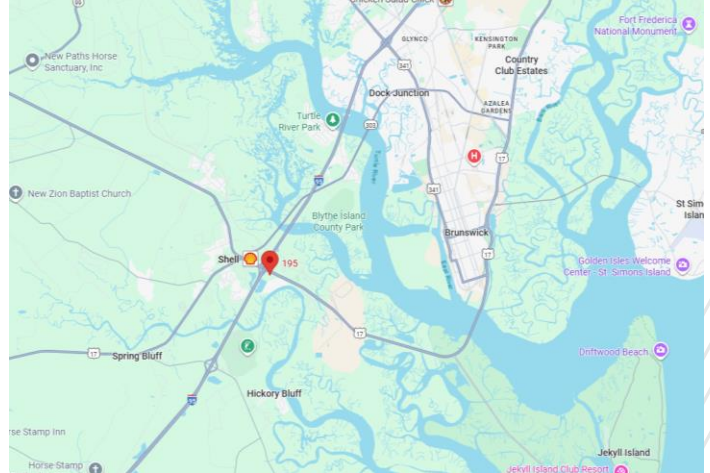
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ADDITIONAL INFORMATION

In addition to being at I-95 and US 82 intersection, it is near the Port of Brunswick and easy access to the resorts on St. Simons Island and Jekyll Island.



LEGAL INFORMATION

TAX PARCEL ID	200897
2024 RE TAXES	TBD
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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