

FOR SALE
53 WEST OAK STREET
McRae, Georgia 31055



PROPERTY HIGHLIGHTS

Property located on West Oak Street (US 341 Golden Isles Parkway) at southwest corner of 4th Avenue within one block of the intersection of US 280 and US 341. 1,798 square foot building on 0.23 acres with access to both streets.

BUILDING SF	1,798
LAND SF	10,019
YEAR BUILT	1980
PARKING	Paved
TRAFFIC COUNTS	5,480 VPD

SIGNAGE TYPE	TBD
5-MILE (POP.)	10,904
10-MILE (POP.)	17,798
MED. INCOME	\$31,050
SPACE USE	TBD



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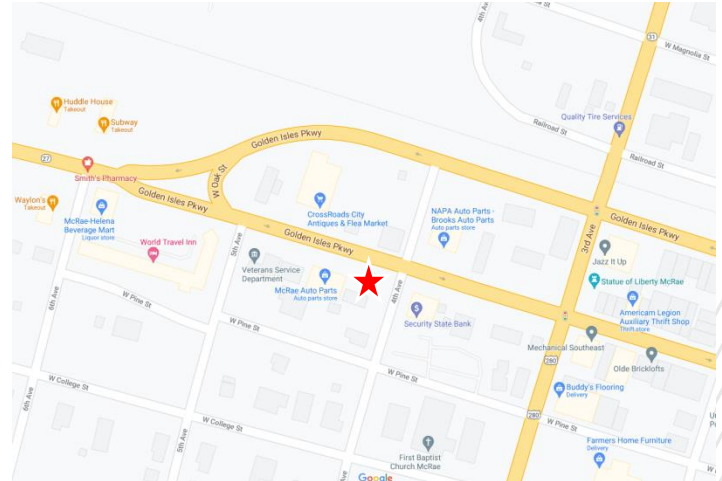
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ADDITIONAL INFORMATION

The location of the 1,798 square foot building on 0.23 acres with traffic and visibility ideal for redevelopment to retail or office based on its location in market.



LEGAL INFORMATION

TAX PARCEL ID	MC1400 006
2020 RE TAXES	\$1,010.63
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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