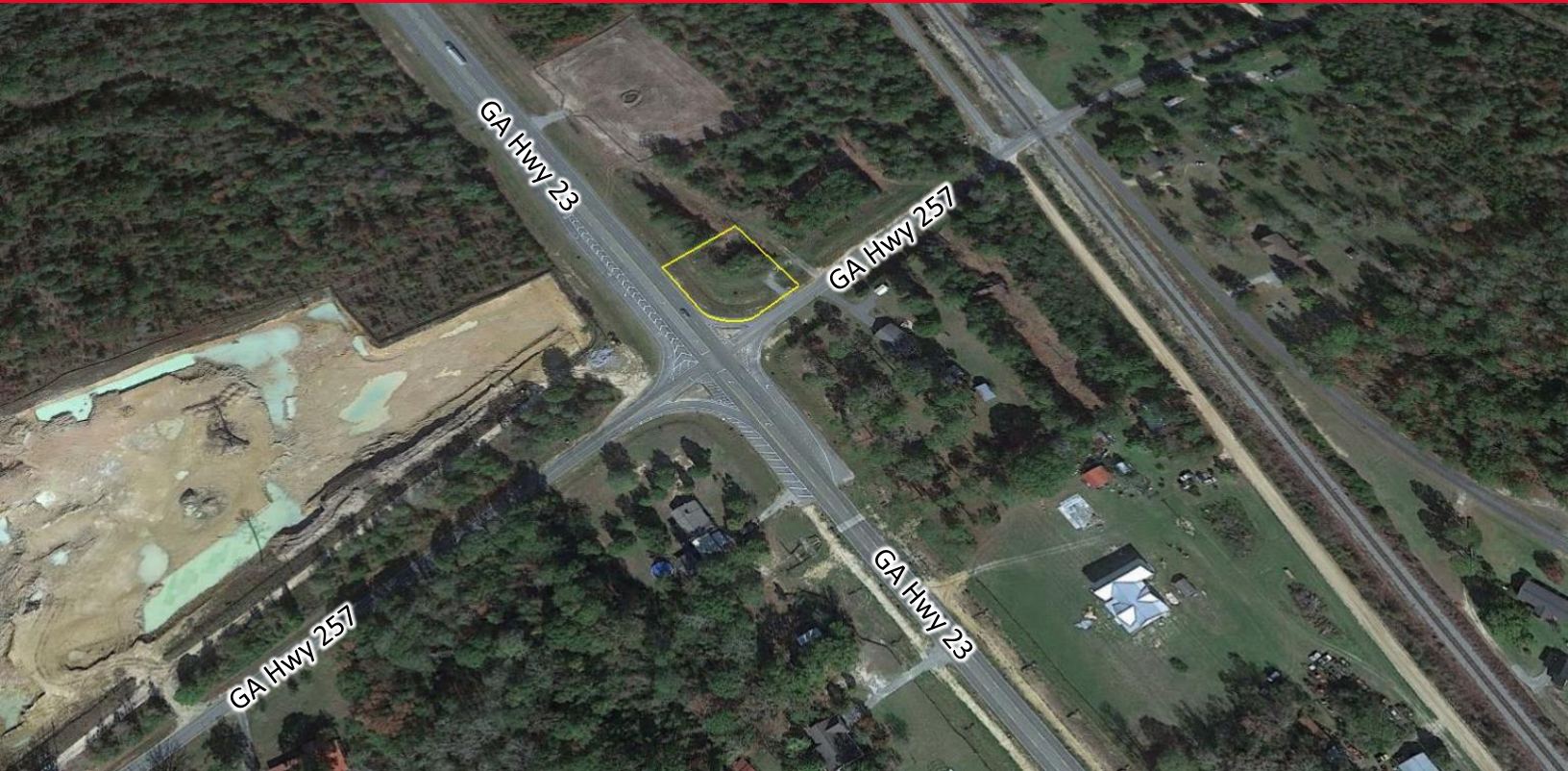


FOR SALE

NEC GA HWY 23 AT GA HWY 257
Cochran, GA 31014

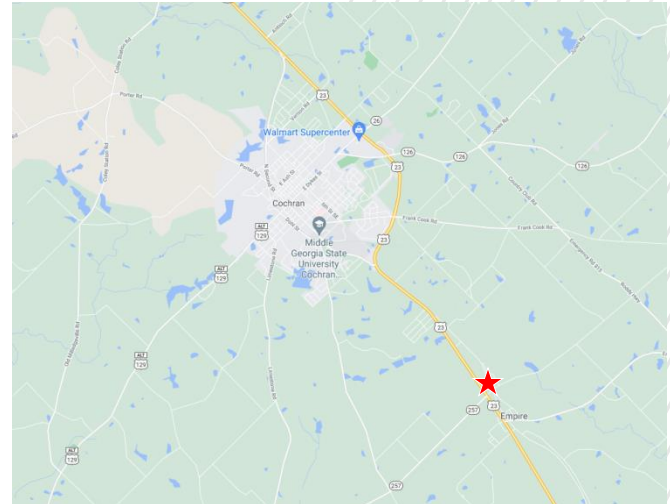


PROPERTY HIGHLIGHTS

Tract of 0.6 acres located at northeast corner of GA Hwy 23 and GA Hwy 257, south of Cochran, Georgia.

BUILDING SF	N/A
LAND SF	26,136
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	6,220 VPD

SIGNAGE TYPE	TBD
5-MILE (POP.)	10,496
10-MILE (POP.)	20,900
MED. INCOME	\$44,791
SPACE USE	TBD



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FOR SALE

NEC GA HWY 23 AT GA HWY 257
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ADDITIONAL INFORMATION

Tract of 0.6 acres with excellent visibility at northeast corner of GA Hwy 23 and GA Hwy 257 near Roland Road. Ideal for a trailer park or highway related uses.



LEGAL INFORMATION

TAX PARCEL ID	B48 053
2020 RE TAXES	\$69.88
ZONING	None

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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