



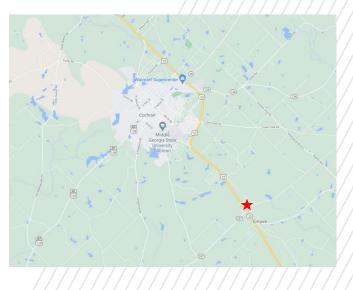
# FOR SALE NEC GA HWY 23 AT GA HWY 257 Cochran, GA 31014



#### **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	SIGNAGE TYPE	TBD
LAND SF	26,136	5-MILE (POP.)	10,496
YEAR BUILT	N/A	10-MILE (POP.)	20,900
PARKING	N/A	MED. INCOME	\$44,791
TRAFFIC COUNTS	6,220 VPD	SPACE USE	TBD



JEFF SCHEIDEGGER

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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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