

FOR SALE

302 & 306 NORTH PIERCE STREET (US#1)  
Alma, GA 31510



## PROPERTY HIGHLIGHTS

Two tracts totaling 0.51 acres at 302 and 306 North Pierce Street (US #1), Alma, Bacon County, Georgia, located between West 9<sup>th</sup> Street and West 10<sup>th</sup> Street. Property is former convenience store, graded and mostly finished in concrete with 3 curb cuts to North Pierce Street (US #1) and curb cuts to West 9<sup>th</sup> and West 10<sup>th</sup> Streets.

<b>BUILDING SF</b>	N/A	<b>SIGNAGE TYPE</b>	Pylon
<b>LAND SF</b>	22,216	<b>5-MILE (POP.)</b>	7,554
<b>YEAR BUILT</b>	N/A	<b>10-MILE (POP.)</b>	12,170
<b>PARKING</b>	N/A	<b>MED. INCOME</b>	\$37,961
<b>TRAFFIC COUNTS</b>	6,920 VPD	<b>SPACE USE</b>	Retail/Office



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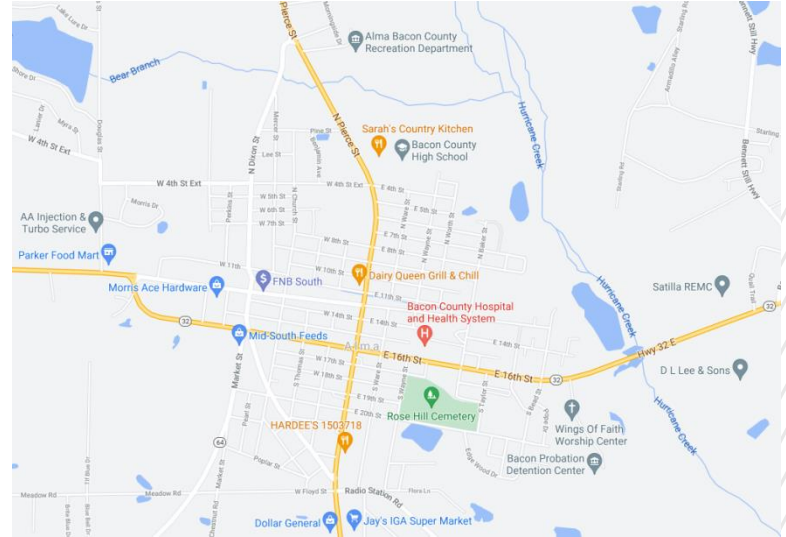
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### ADDITIONAL INFORMATION

0.51 acre site ready to build with all utilities, curb cuts and parking lot base in place. Ideal for retail, office or other commercial uses. Good visibility, access and near center of town.



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	A10 062118 A10 062117
<b>2020 RE TAXES</b>	\$996.38
<b>ZONING</b>	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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