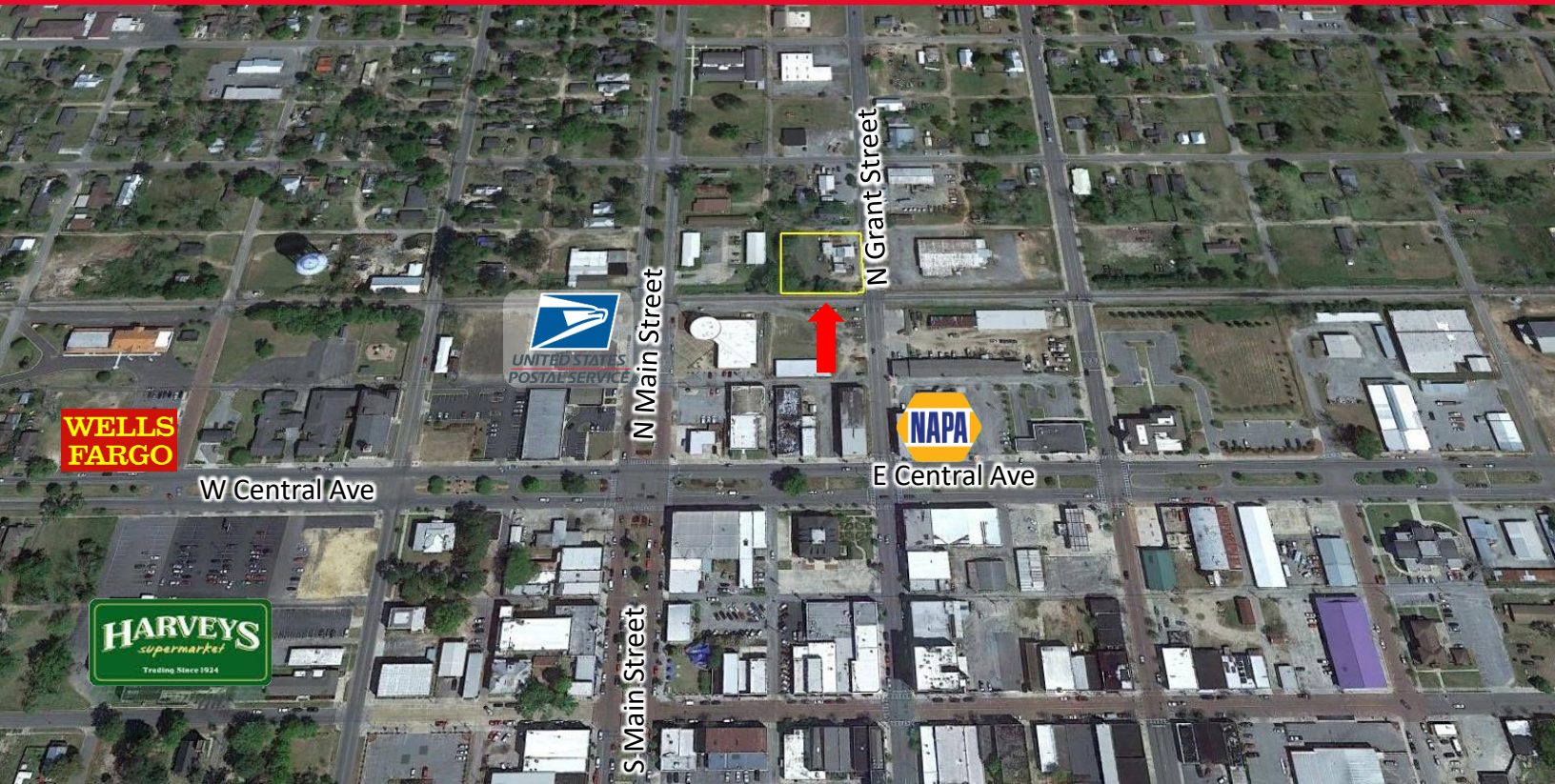


FOR SALE

212 N GRANT STREET
Fitzgerald, GA 31750



PROPERTY HIGHLIGHTS

0.67 acre tract with a 1,337 square foot building currently leased to a local carwash at 212 North Grant Street (US 129) in Fitzgerald, Ben Hill County, Georgia. Site has two curb cuts to North Grant and located near the downtown area.

BUILDING SF	1,337
LAND SF	29,241
YEAR BUILT	1940
PARKING	Paved
TRAFFIC COUNTS	3,090 VPD

SIGNAGE TYPE	N/A
5-MILE (POP.)	15,046
10-MILE (POP.)	23,443
MED. INCOME	\$33,340
SPACE USE	Carwash



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ADDITIONAL INFORMATION

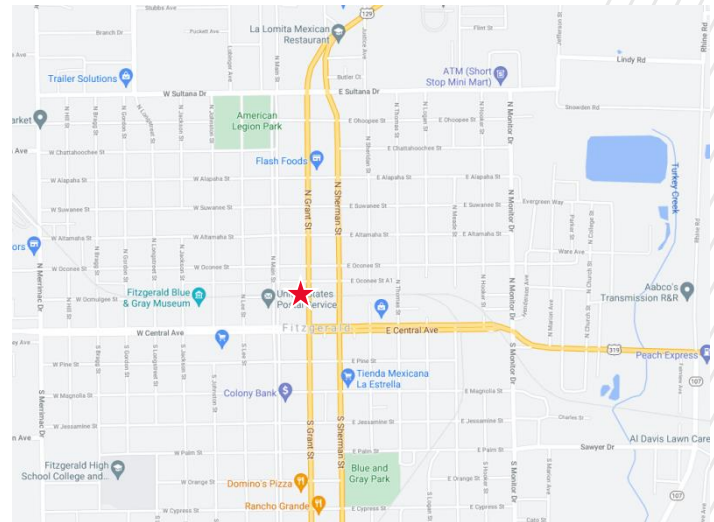
0.67 acres with 1,337 square foot building near downtown area with paved parking. Could be converted to retail, office or other commercial uses.

Currently leased to Quiet Storm Carwash and Detail on a month-to-month basis at \$200.00 per month.



LEGAL INFORMATION

TAX PARCEL ID	B7 S9 L22+
2020 RE TAXES	\$825.23
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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