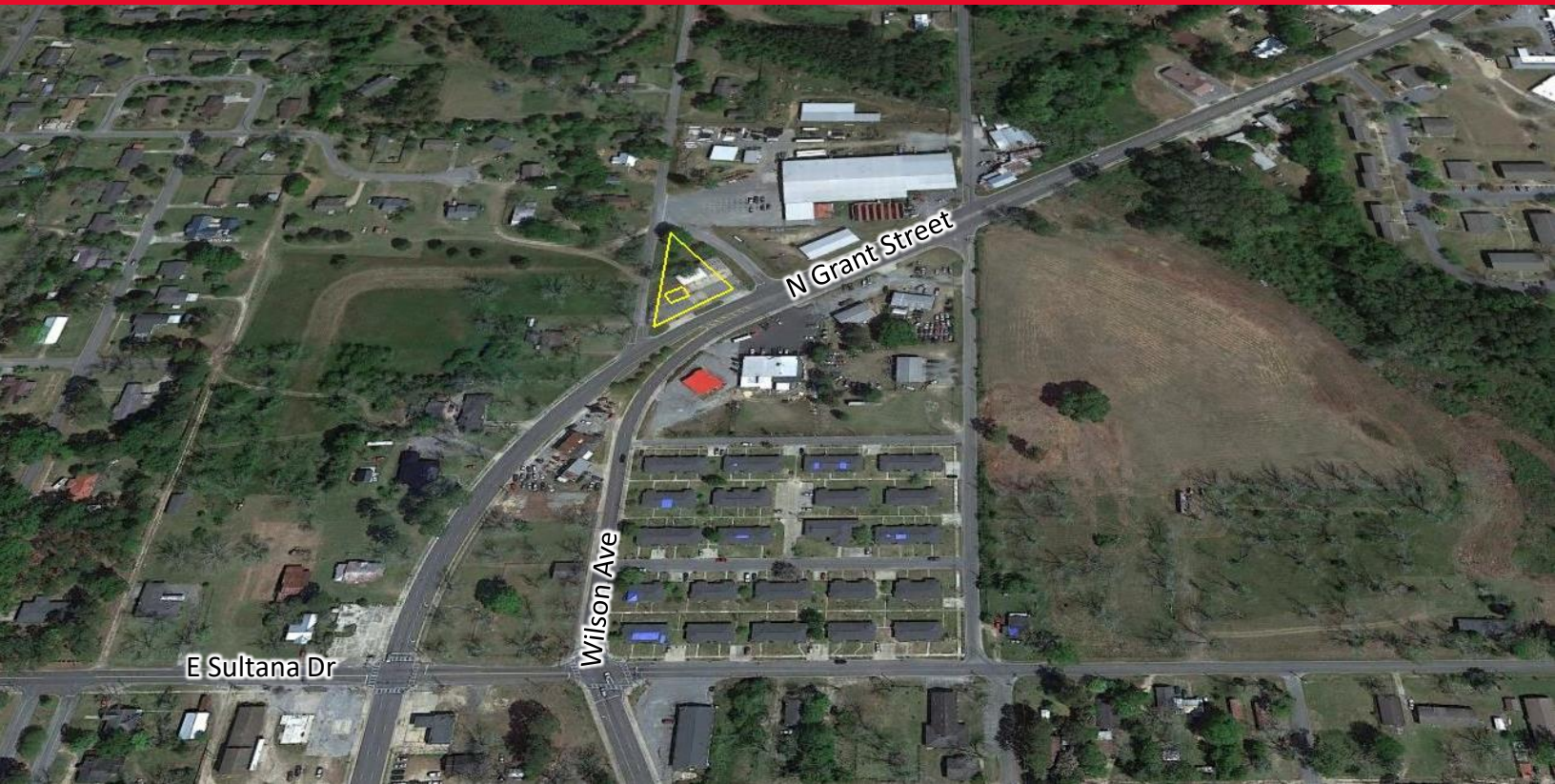


FOR SALE

124 BOWENS MILL HWY  
Fitzgerald, GA 31750



## PROPERTY HIGHLIGHTS

0.52 acre tract located at 124 Bowens Mill Highway (US Hwy 129) in Fitzgerald, Ben Hill County, Georgia. Tract has access to Wilson Avenue and Bowens Mill Highway. 1,392 square foot building with 1,728 square foot open garage for total of 3,220 square feet with mostly paved lot.

<b>BUILDING SF</b>	3,220
<b>LAND SF</b>	22,869
<b>YEAR BUILT</b>	1950
<b>PARKING</b>	Available
<b>TRAFFIC COUNTS</b>	3,460 VPD

<b>SIGNAGE TYPE</b>	N/A
<b>5-MILE (POP.)</b>	15,041
<b>10-MILE (POP.)</b>	22,691
<b>MED. INCOME</b>	\$33,290
<b>SPACE USE</b>	Former Garage



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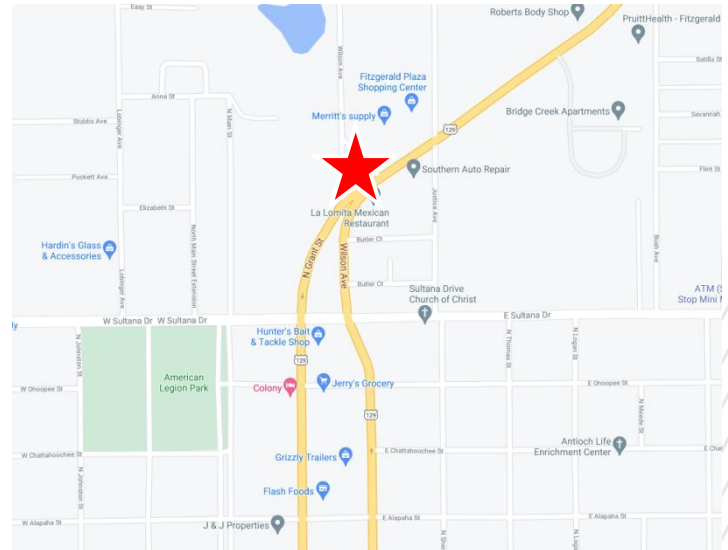


## FOR SALE

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### ADDITIONAL INFORMATION

0.52 acre tract with 3,220 square foot building and garage with paved lot. Can be converted to retail or service uses such as garage, carwash, used car lot or contractor offices with good visibility, access and traffic.



### LEGAL INFORMATION

TAX PARCEL ID	13 3 10 and 13 310A
2020 RE TAXES	\$388.03
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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