

1510 W US Highway 82
Tifton, GA 31793
Tift County

PRICE REDUCED

~~\$2,900,000~~ \$2,500,000



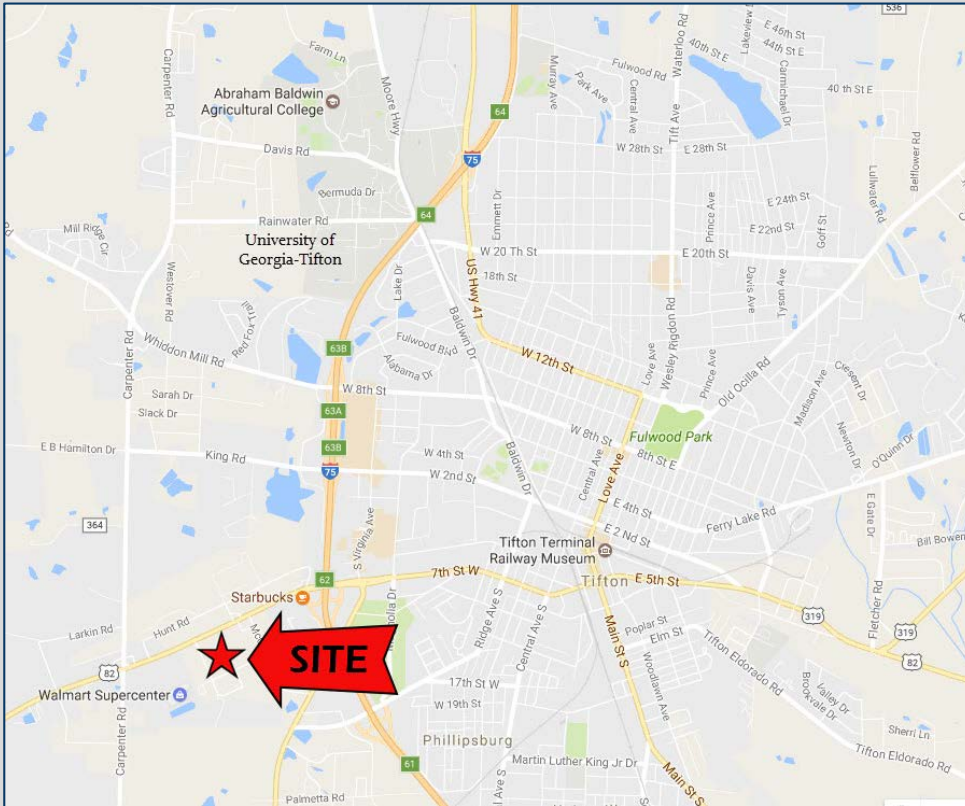
- 2.9 acres (existing building will be razed)
- Approximately 309 frontage feet on Highway 82
- All utilities available to site
- Zoned for commercial use
- Two (2) curb-cuts
- One of the last remaining parcels available on US 82 between Interstate 75 (Exit 62) and Carpenter Road
- High traffic location in one of the main commercial corridors of Tifton
- Convenient to downtown Tifton, Abraham Baldwin Agricultural College (ABAC) and University of Georgia – Tifton Campus



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

For additional information contact: **JAMES L. ROLLINS, JR ("JIM")** | Cell (478) 361-4400 | jrollins@thesummitgroupmacon.com

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TRAFFIC COUNT: (GDOT 2017 Published Data estimate)

US Highway 82 W of I-75 – 18,000 vpd
 I-75 N of Exit 62 – 55,000 vpd
 I-75 S of Exit 62 – 57,000 vpd

DEMOGRAPHICS

5 Miles

2018 Population:	29,995
2023 Population Estimate:	30,591
2018 Households:	11,036
2023 Households Estimate:	11,235
2018 Average HH Income:	\$54,050
2023 Average HH Income Estimate:	\$58,564



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