

# ± .5 ACRE OUT PARCEL FOR SALE

1113 HIGHWAY 96, KATHLEEN, GA 31047



**ASKING PRICE: \$395,000**

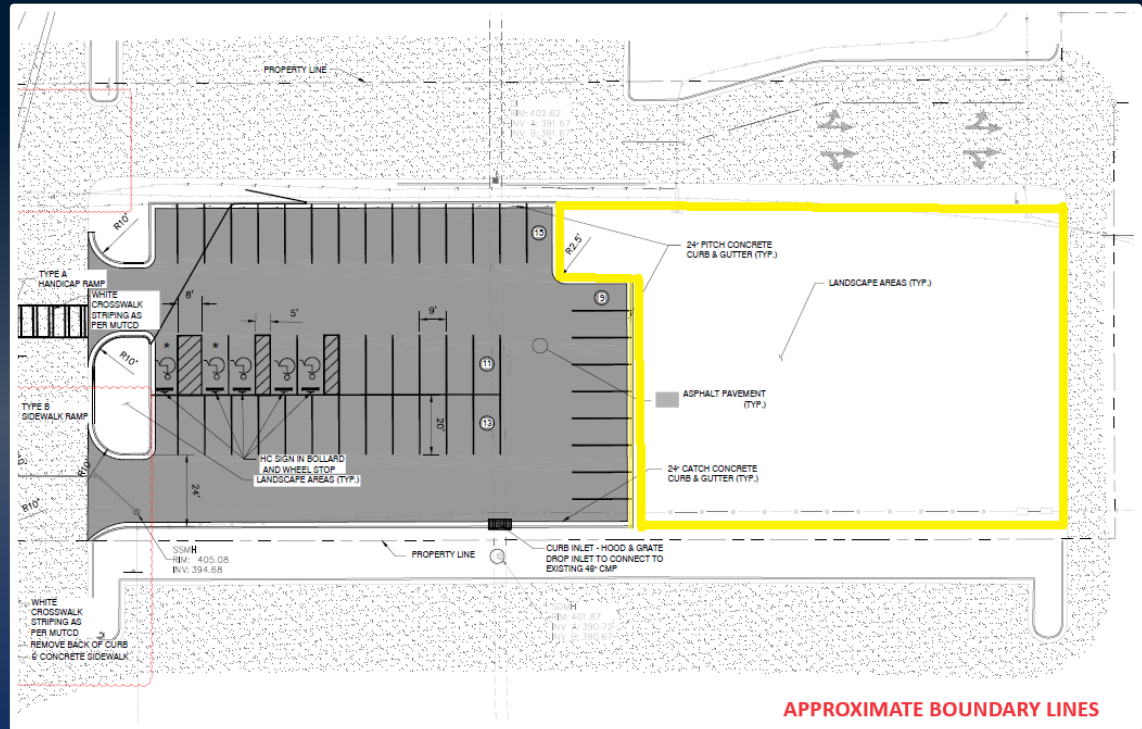


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## PROPERTY INFORMATION

- Woodland's Coffee Roasters Out Parcel
- Located in the Lake Joy Pavilion Anchored by Lowe's Home Improvement Store
- Zoned C-2
- All utilities available
- Excellent, high traffic area with other businesses including Wells Fargo, Dairy Queen, Walgreens, Mellow Mushroom, O'Reilly Auto Parts & more



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## TRAFFIC & DEMOGRAPHICS

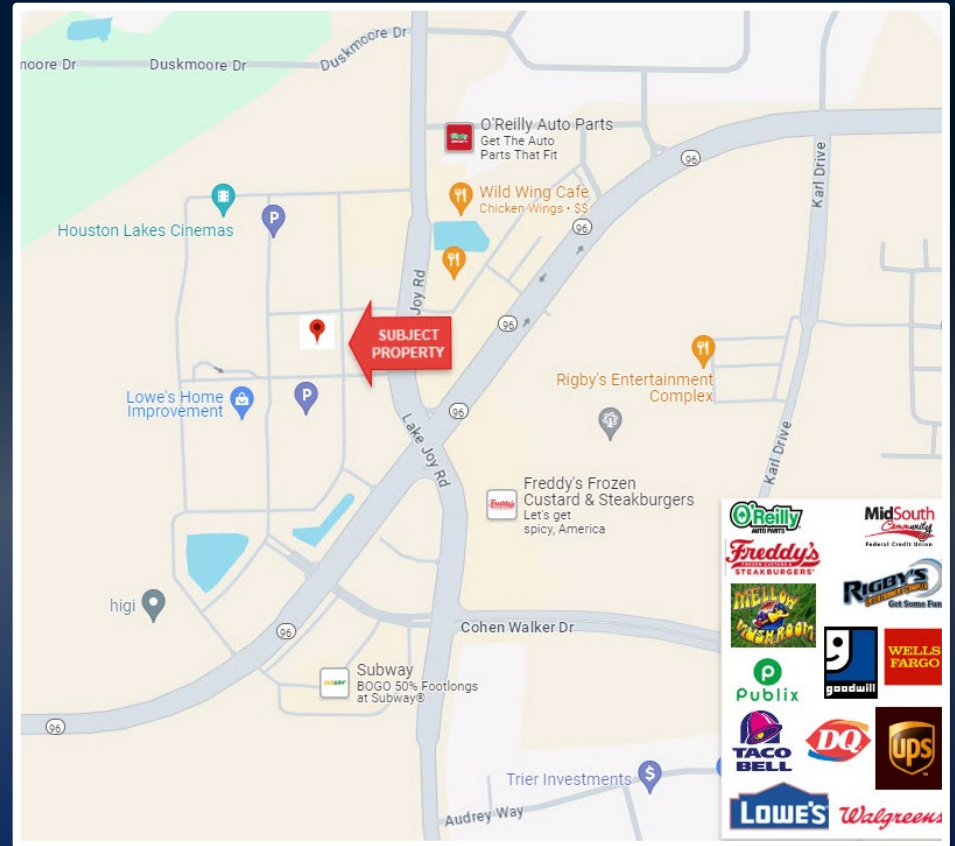
TRAFFIC COUNTS (GDOT 2023 Published Date Estimate)

LAKE JOY ROAD – 16,900 VPD

HIGHWAY 96- 18,600 VPD

### DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2023 Population:	4,140	42,049	84,882
2028 Population Estimate:	4,407	43,919	88,599
2023 Households:	1,520	15,198	32,472
2028 Households Estimate:	1,632	16,071	34,228
2023 Average HH Income:	\$142,775	\$126,032	\$108,007
2028 Average HH Income Estimate:	\$159,464	\$142,373	\$122,881



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