



OFFICE-RETAIL SPACE FOR SALE OR LEASE

TRADEWINDS DRIVE
FORSYTH, GA 31029
MONROE COUNTY

± 2,500 SF BUILDING
(CAN BE SUBDIVIDED)
±0.43AC

LEASE RATE: \$22/SF
SALE PRICE: \$950,000



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PROPERTY INFORMATION

- ± 2,500 SF building may be split into two (2) 1,250 SF units
- 15' eave height
- Landlord will buildout interior to tenant specifications
- 50'x50' shell
- Ample parking
- High traffic location between I-75 (Exit 187) and downtown Forsyth
- Access from N-Lee Street (Cabiness Road)
- Multiple chain restaurants & National retailers in the immediate vicinity including Walmart, Burger King, Ace Hardware, McDonalds, Dairy Queen, Hardee's and more



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MAP



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