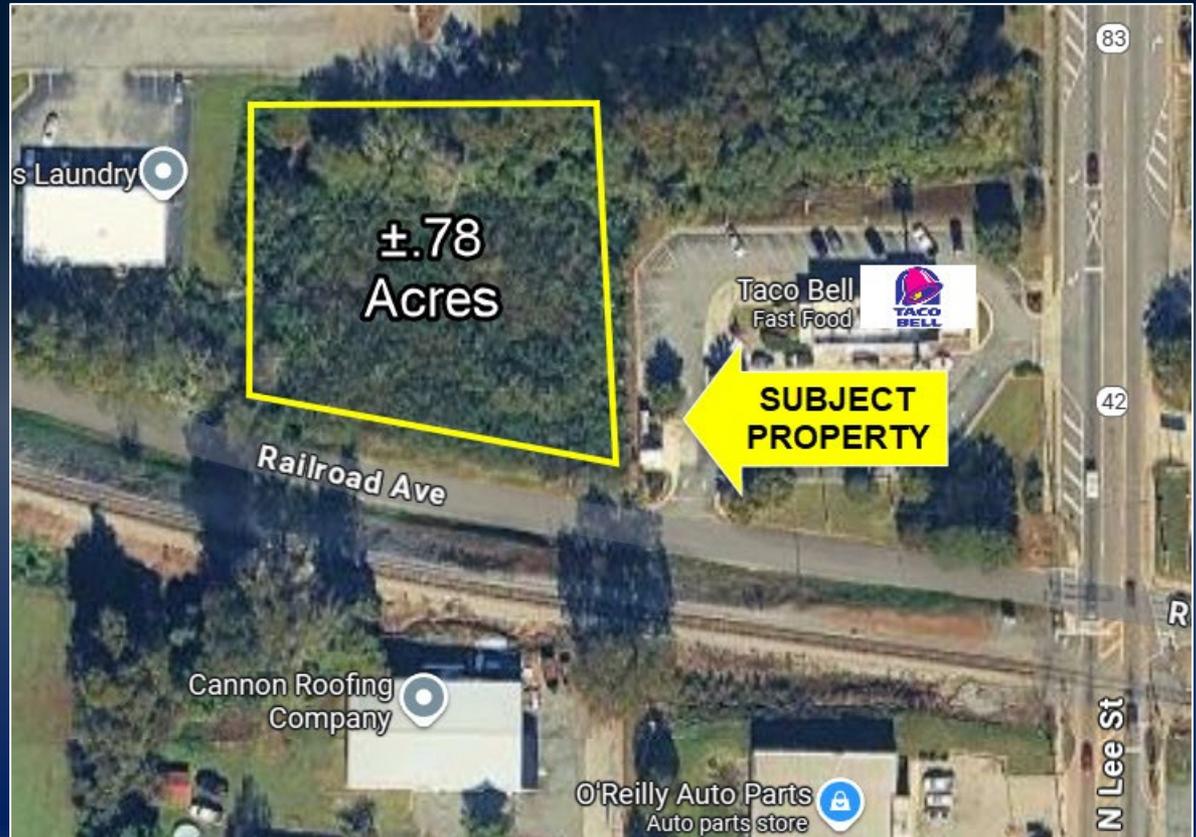


COMMERCIAL LAND FOR SALE

95 W RAILROAD AVENUE
FORSYTH, GA 31029
MONROE COUNTY

±.78 ACRES

ASKING PRICE
\$750,000



BO ELLIOTT C: 478.718.2049

BELLIOTT@THESUMMITGROUPMACON.COM

4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210

O: 478.750.7507

WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- ±.78 acre of commercial land
- All utilities available to site
- Zoned: Highway Business
- Situated in an excellent location with many national retailers and fast-food restaurants including Walmart, Advanced Auto Parts, Ace Hardware, Ingles Market, Taco Bell, Dairy Queen, Zaxby's and more.
- Approximately 3 miles from I-75 (Exit 187)



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FORSYTH, GA 31029
MONROE COUNTY



TRAFFIC COUNT & DEMOGRAPHICS

- Traffic Count (GDOT 2023:)
N Lee Street – 14,200 VPD
I-75 North – 81,400 VPD

95 Railroad Avenue - Forsyth, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	2,964	8,601	11,372
2030 ESTIMATED POPULATION	3,101	9,035	11,982
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	1,230	2,983	4,059
2030 HOUSEHOLD ESTIMATES	1,294	3,151	4,302
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$77,895	\$80,962	\$83,965
2030 HH INCOME ESTIMATE	\$85,603	\$89,340	\$93,245

AVERAGE INCOME	POPULATION	HOUSEHOLDS	UNEMPLOYMENT	LABOR FORCE
				
\$80,962	8,601	2,983	4.7%	28,210

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