

COMMERCIAL LAND FOR SALE

INDUSTRIAL PARK DRIVE, FORSYTH, GA 31029



Interstate 75
(Exit 185)

Highway 18



Subject
Property

Industrial Park
Drive

±2.36 ACRES | CALL AGENT FOR PRICING

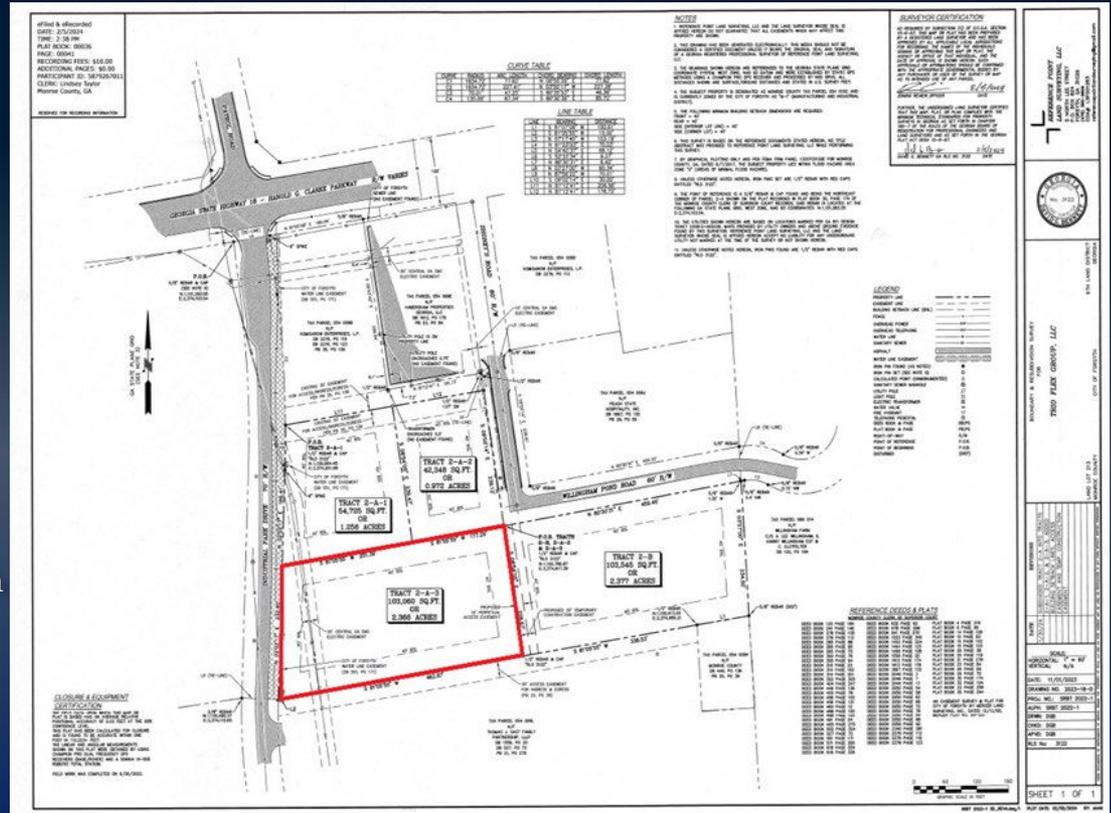


ADAM BAILEY C: 478.733.7961
ABAILEY@THESUMMITGROUPMACON.COM
4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210
O: 478.750.7507
WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- ±2.36 acres
- All utilities to site
- Zoned Mixed Use/Commercial
- The large parcel size makes this property suitable for a variety of uses including retail, office spaces, warehouses, or expansion
- Located within Forsyth's established industrial corridor, supporting manufacturing and warehouse users which include Perdue Farms and Encore Plastics
- One quarter of a mile from I-75 (Exit 185) which provides a strong regional connectivity for logistics and distribution



INDUSTRIAL PARK DRIVE
 FORSYTH, GA 31029
 MONROE COUNTY



DEMOGRAPHICS & TRAFFIC COUNTS

- Traffic Counts (GDOT Estimates):
I-75 – 94,000 VPD
Highway 18 – 4,940 VPD

Industrial Park Drive - Forsyth, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	869	8,202	11,790
2030 ESTIMATED POPULATION	904	8,653	12,493
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	377	3,176	4,221
2030 HOUSEHOLD ESTIMATES	395	3,367	4,499
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$63,511	\$83,142	\$84,916
2030 HH INCOME ESTIMATE	\$70,124	\$92,103	\$94,417

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



\$83,142



8,202



3,176



3.7%

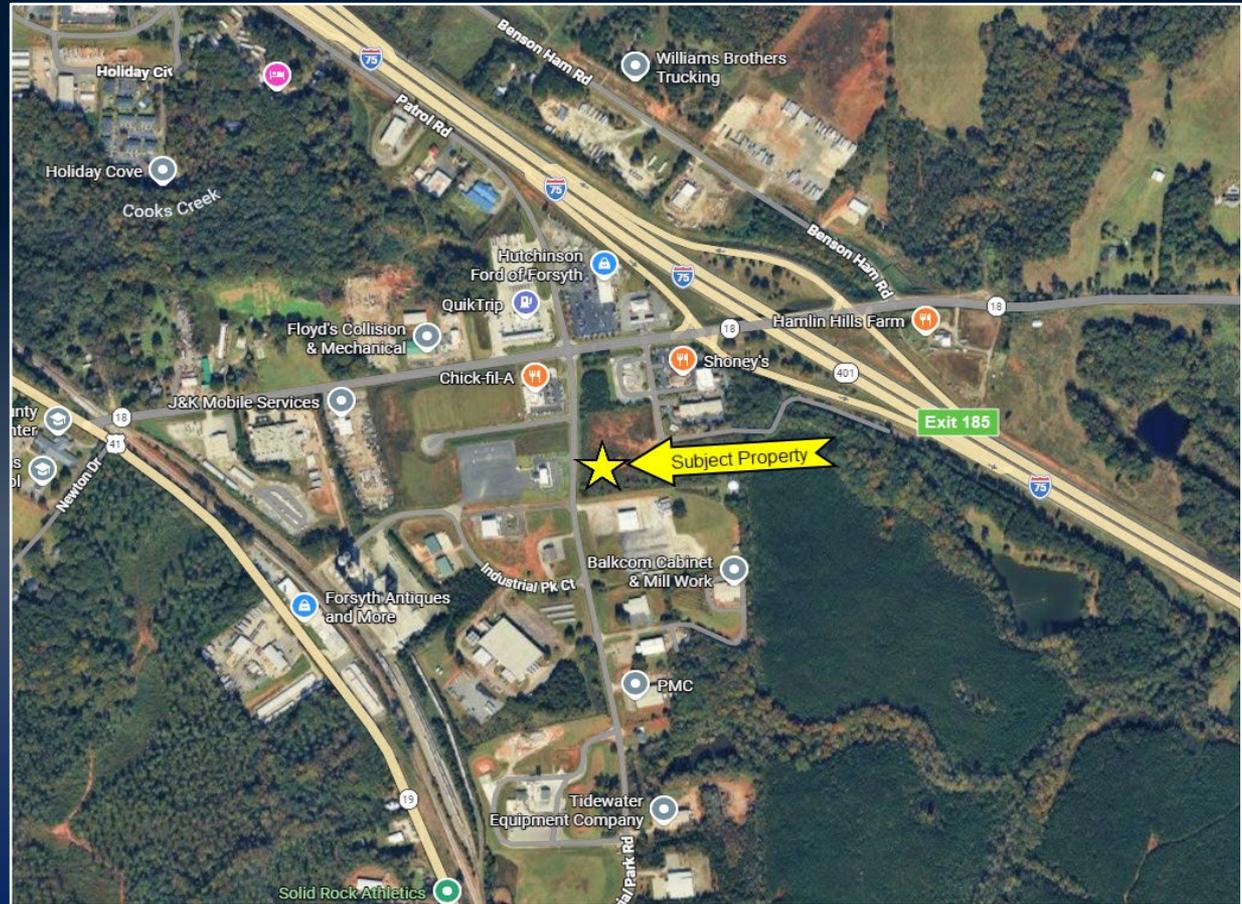


3,260

The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.



AERIAL MAP



The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.

