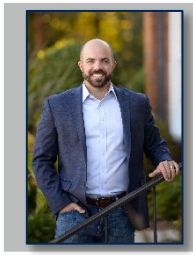
Commercial Land for Sale

Industrial Park Drive, Forsyth, GA 31029



±2.36 Acres | Asking Price: $498,500/Acre

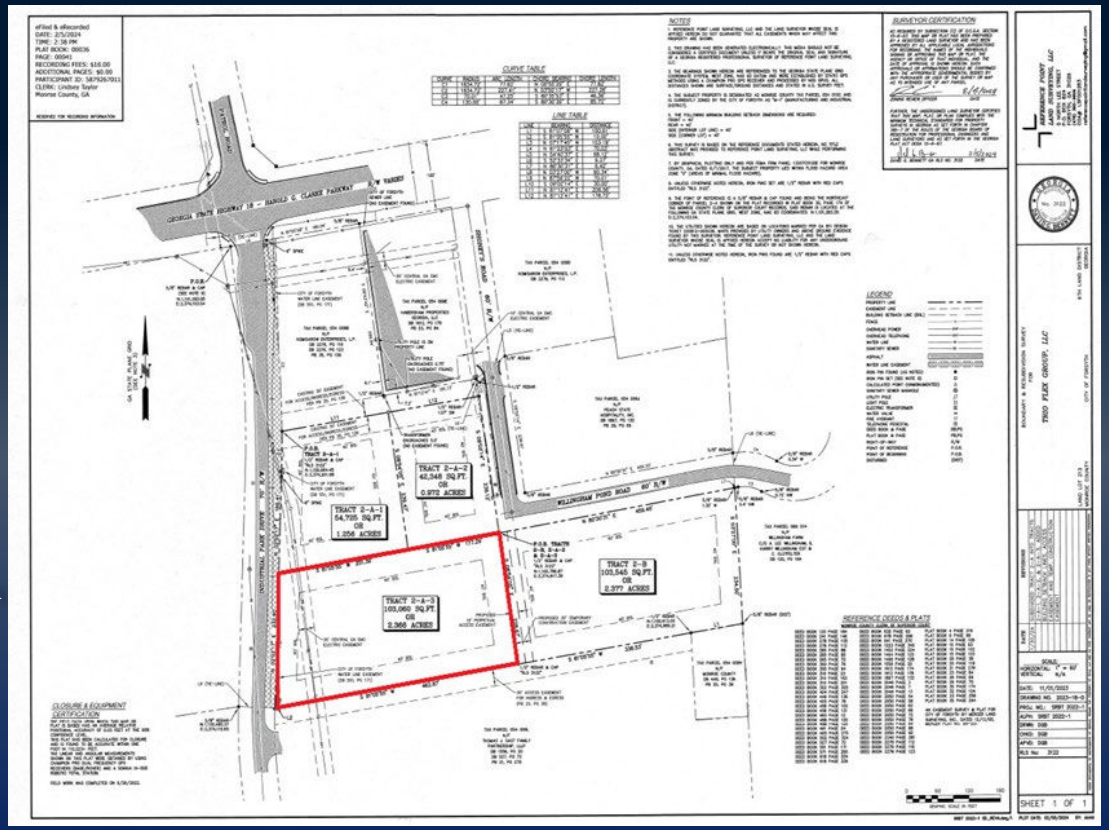


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Property Information

- ±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

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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

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Aerial Map



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