

Commercial Development Site

1.54± Acres Total

FOR SALE



SALES PRICE: \$1,500,000

Harold G. Clarke
Pkwy / Hwy 18
Forsyth, GA 31029

PATRICK BARRY - EXCLUSIVE AGENT
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Coldwell Banker Commercial
Eberhardt & Barry
990 Riverside Drive
Macon, Georgia 31201



PROPERTY OVERVIEW

Harold G. Clarke Pkwy / Hwy 18
Forsyth, GA 31029

SITE:	1.54± Acres Chick-fil-A being built directly beside lot (Set to open August 2024) Located at 4-way signalized intersection 0.3 miles from I-75
AVERAGE DAILY TRAFFIC COUNT:	~5,000 VPD - Hwy 18 ~7,000 VPD - Hwy 41S ~92,000 VPD - I-75
ZONED:	C-4
2023 ESTIMATED PROPERTY TAXES:	~\$1,501.37
UTILITIES:	All utilities available to site.
NEIGHBORS:	QuikTrip, Chick-fil-A (coming August 2024), Shell, Shoney's, Hutchinson Ford Dealer, Circle K, Swint's Candy Company, Hamlin Hills Farm Comfort Suites and more!
SALES PRICE: \$1,500,000	



PHOTOS

Harold G. Clarke Pkwy / Hwy 18
Forsyth, GA 31029



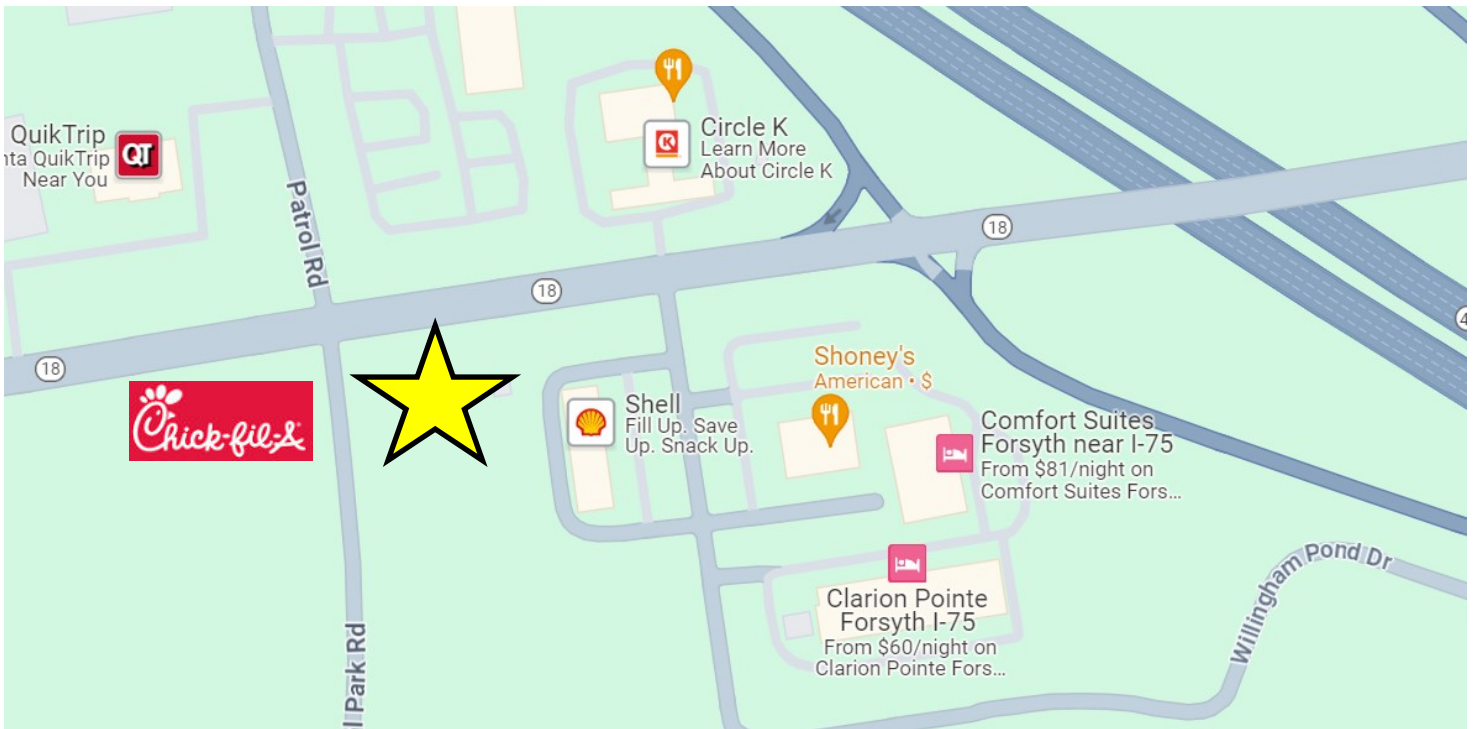
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MAPS

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DEMOGRAPHICS - 5 Mile

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KEY FACTS

10,851

Population



2.6

Average Household Size



41.4

Median Age

\$59,881

Median Household Income

EDUCATION



11%
No High School Diploma



36%

High School Graduate



27%

Some College



26%

Bachelor's/Grad/Prof Degree

BUSINESS



482

Total Businesses



6,016

Total Employees

EMPLOYMENT



56%

White Collar



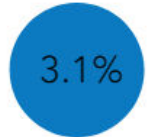
30%

Blue Collar



14%

Services



3.1%
Unemployment Rate

INCOME



\$59,881

Median Household Income



\$31,926

Per Capita Income



\$134,433

Median Net Worth

2023 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (23.6%)

The smallest group: \$200,000+ (4.6%)

Indicator ▲	Value	Diff	
<\$15,000	12.9%	+2.9%	
\$15,000 - \$24,999	10.1%	+3.0%	
\$25,000 - \$34,999	6.1%	+0.6%	
\$35,000 - \$49,999	8.9%	-0.4%	
\$50,000 - \$74,999	23.6%	+2.7%	
\$75,000 - \$99,999	11.2%	+0.7%	
\$100,000 - \$149,999	12.9%	-5.1%	
\$150,000 - \$199,999	9.6%	+0.5%	

Bars show deviation from Monroe County ▾