

Prime Retail & Commercial Sites
Industrial Park Road at Highway 18 (I-75 Exit 185)
Forsyth, GA 31029



Summary

Area Info

Aerial

Site Map



CONTACT

Patty Burns, CCIM, ALC
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PROPERTY INFORMATION

BUILDING

Property Address: Industrial Park Road & Highway 18
 Forsyth, GA 31029

County: Monroe

Total Size: ±9 Acres

Topography: Pad Ready with 1% grade

Available: Parcel 1 - **SOLD - Chick-fil-A**
 Parcel 2 - 2.55 AC
 Parcel 3 - 2.12 AC
 Parcel 4 - 2.65 AC

Utilities: All Available

Traffic Count: Highway 18 – 4,840 Vehicles/Day

SITE

Site Size: 10.17 Acres

Parcel ID: 054 009X

Zoning: HB - Highway Business District
 Call for permitted & restricted uses

Access: Only access is located off Industrial
 Park Road

Lots Starting at \$500,000/Acre

Demographics 2023	3 Mile	5 Miles	10 Miles
Population	7,670	11,208	21,479
Avg HH Income	\$76,276	\$78,016	\$105,642
Median Age	38.6	39.0	40.5

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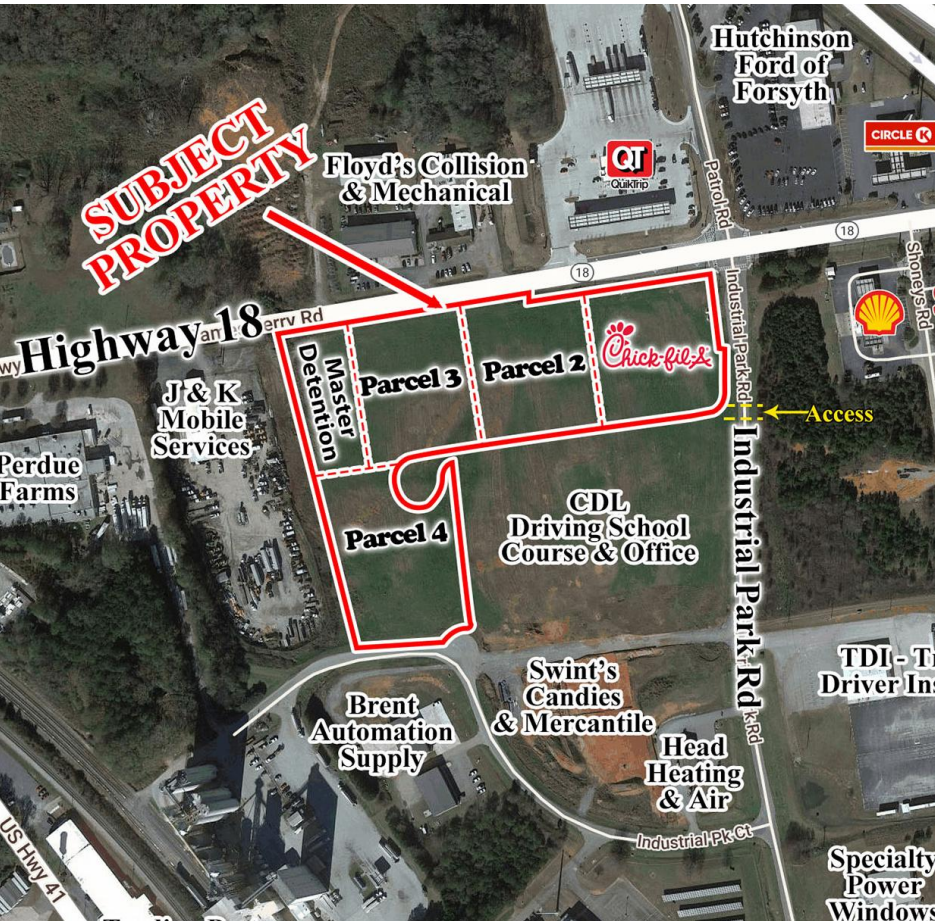


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LOCATION

Property is just off Exit 185 and is located at the corner of Highway 18 and Industrial Park Road in Forsyth, with easy access to I-75.

Property is 21 miles to Macon/I-16, 56 miles to Hartsfield-Jackson Airport, 62 miles to Atlanta, and 187 miles to Savannah.

NEARBY BUSINESSES

Neighbors to the site include Chick-fil-A, QuikTrip, Circle K, Shoney's, Shell, TDI Truck Driver Institute, Swint's Candies & Mercantile, Encore Plastics, Specialty Power Windows, Balkcom Cabinet & Mill Works, Specialty Power Windows, Perdue Farms, J & K Mobile Services, Floyd's Collision & Mechanical, Brent Automation Supply, Griffin Lumber & Hardware, and Hutchinson Ford of Forsyth.

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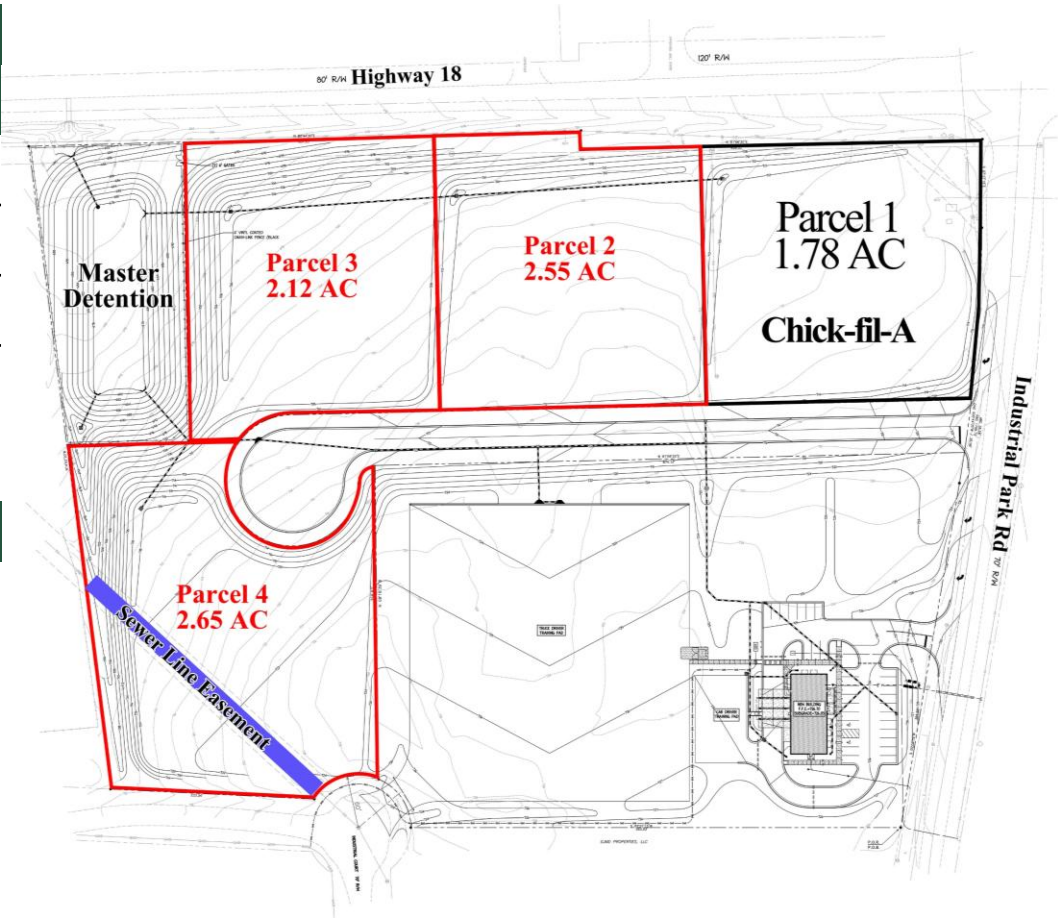
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PARCEL INFORMATION

Parcel #	Total AC
Parcel 1	SOLD 1.78 AC Chick-fil-A
Parcel 2	2.55 AC
Parcel 3	2.12 AC
Parcel 4	2.65 AC




SITE INFORMATION

Currently zoned Manufacturing/Industrial, all sites have all utilities available. Water is provided via 12" mains, sewer is provided via 8" mains, natural gas is available, and electric is provided by the City of Forsyth.

Master detention is also located on site, and is 1.24 AC.

Contact Agent for RESTRICTIONS on the property.

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