

COMMERCIAL ZONED LAND SITE | ± 0.95 ACRES
1626 LEE RD
LITHIA SPRINGS, GA 30122

FOR SALE

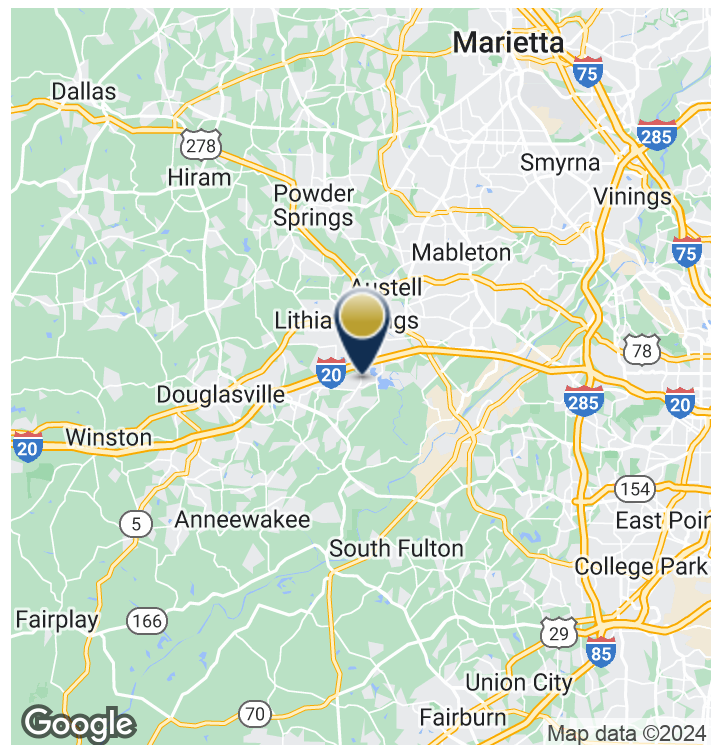


PROPERTY HIGHLIGHTS

- ± 0.95 acre commercial site
- Offered for sale at \$175,000
- Adjacent to a CubeSmart self-storage facility
- C-H zoning allows for multiple commercial uses
- Parcel ID: 08061820003
- All utilities on site
- Traffic counts of 17,820 VPD on Lee Rd
- 183' of frontage on Lee Road

LOCATION OVERVIEW

The subject property is located 0.5 miles south of Interstate 20, 2 miles West of Sweetwater Creek State Park and less than 17 miles west of Downtown Atlanta.



JARED DALEY | 404-876-1640 x111 | Jared@BullRealty.com

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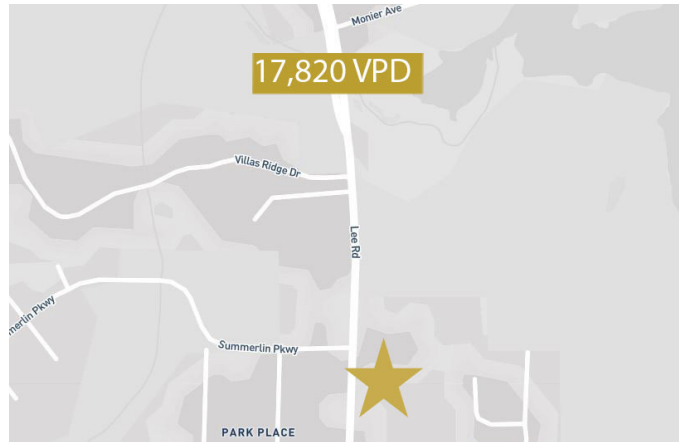
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DEMOGRAPHICS & TRAFFIC COUNTS

	1 Mile	5 Miles	10 Miles
Total Households:	1,792	12,234	31,631
Total Population:	4,521	32,305	88,448
Average HH Income:	\$67,390	\$64,421	\$66,445
Traffic Counts:	17,820 vehicles per day		

*Data derived from ESRI

TRAFFIC COUNT MAP



IN THE AREA



Map data ©2021 Google

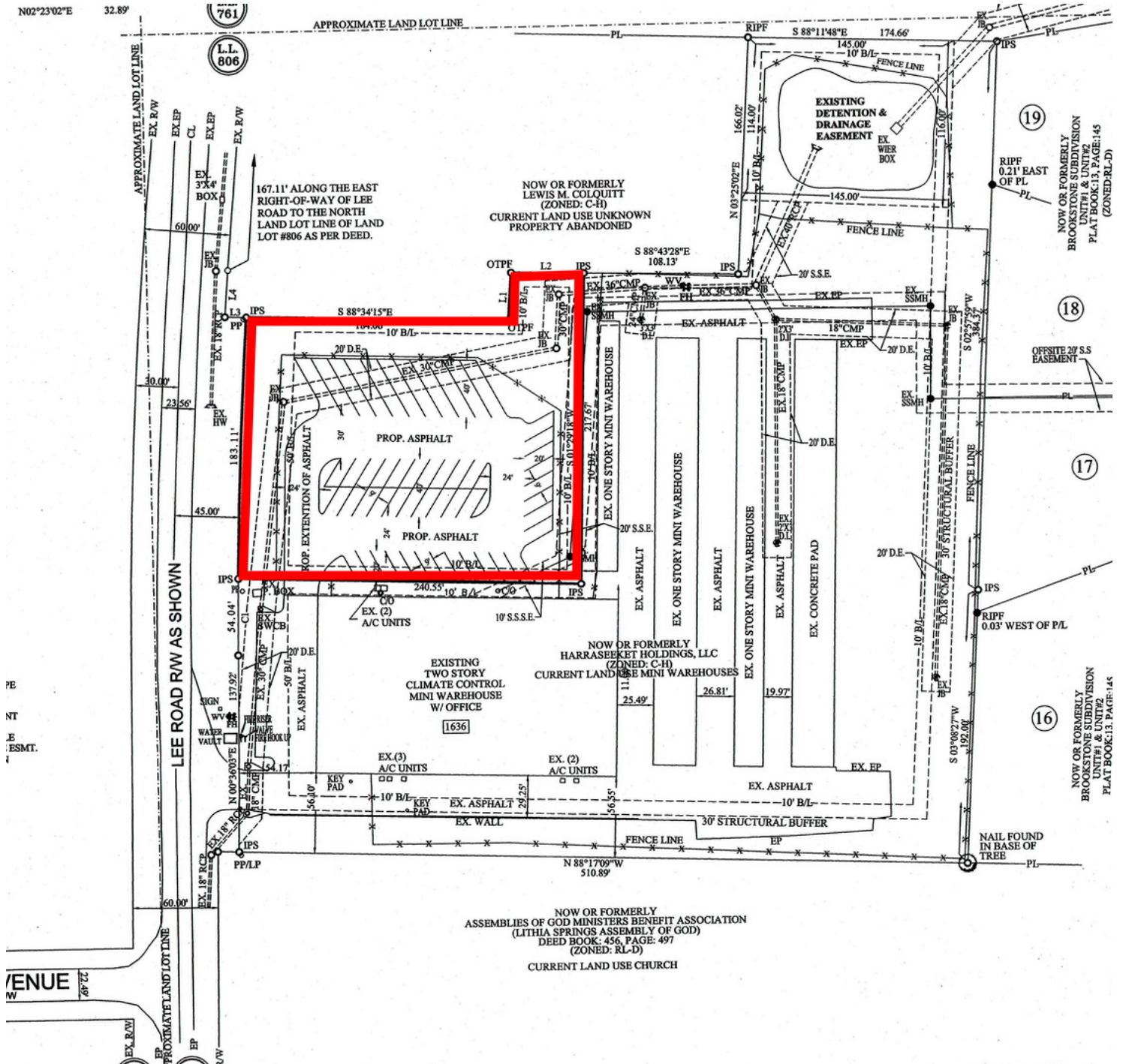
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