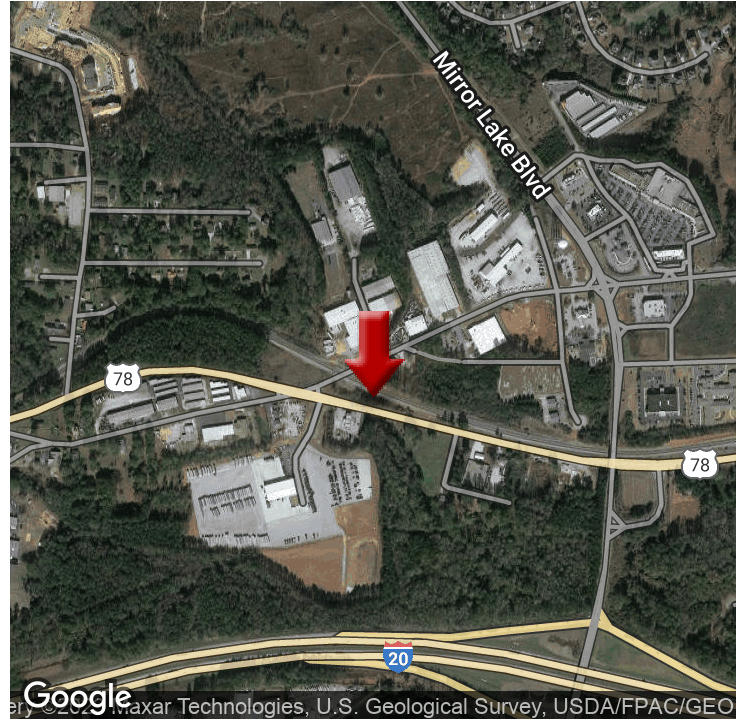


COMMERCIAL/INDUSTRIAL PROPERTY FOR SALE

+/-0.85 ACRES FENCED & GATED WITH COMMERCIAL BUILDING OFF I-20

14991 VETERANS MEMORIAL HWY, VILLA RICA, GA 30180



OFFERING SUMMARY

| | |
|-----------------------|---------------------------|
| SALE PRICE: | \$160,000 |
| LOT SIZE: | +/-0.85 Acres |
| BUILDING SIZE: | +/-1,178 SF |
| ZONING: | I-1 (Industrial -1) |
| MARKET: | Atlanta |
| SUBMARKET: | Villa Rica/Douglas County |

PROPERTY OVERVIEW

Property is Located in Close Proximity to I-20, Exit 26 in Villa Rica. Previously used as an antique store and a car repossession business. Zoning allows for motor vehicle repair, RV and boat storage, contractor storage, self-storage, auction facility and industrial uses. Ideal location for business needing land for storage. Located in Douglas County within the city limits of Villa Rica just outside of Carroll County.

PROPERTY HIGHLIGHTS

- +/-0.85 Acres With +/-1,178 SF Commercial Building
- Fenced & Gated Yard for Vehicle Parking or Storage
- Security Cameras on Site
- Entrance to the Property from Two Streets
- Located One Mile from I-20, Liberty Rd, Exit 26
- Zoning: Industrial 1
- Traffic Count: 7,620 VPD
- Sales Price: \$160,000
- City of Villa Rica
- Douglas County

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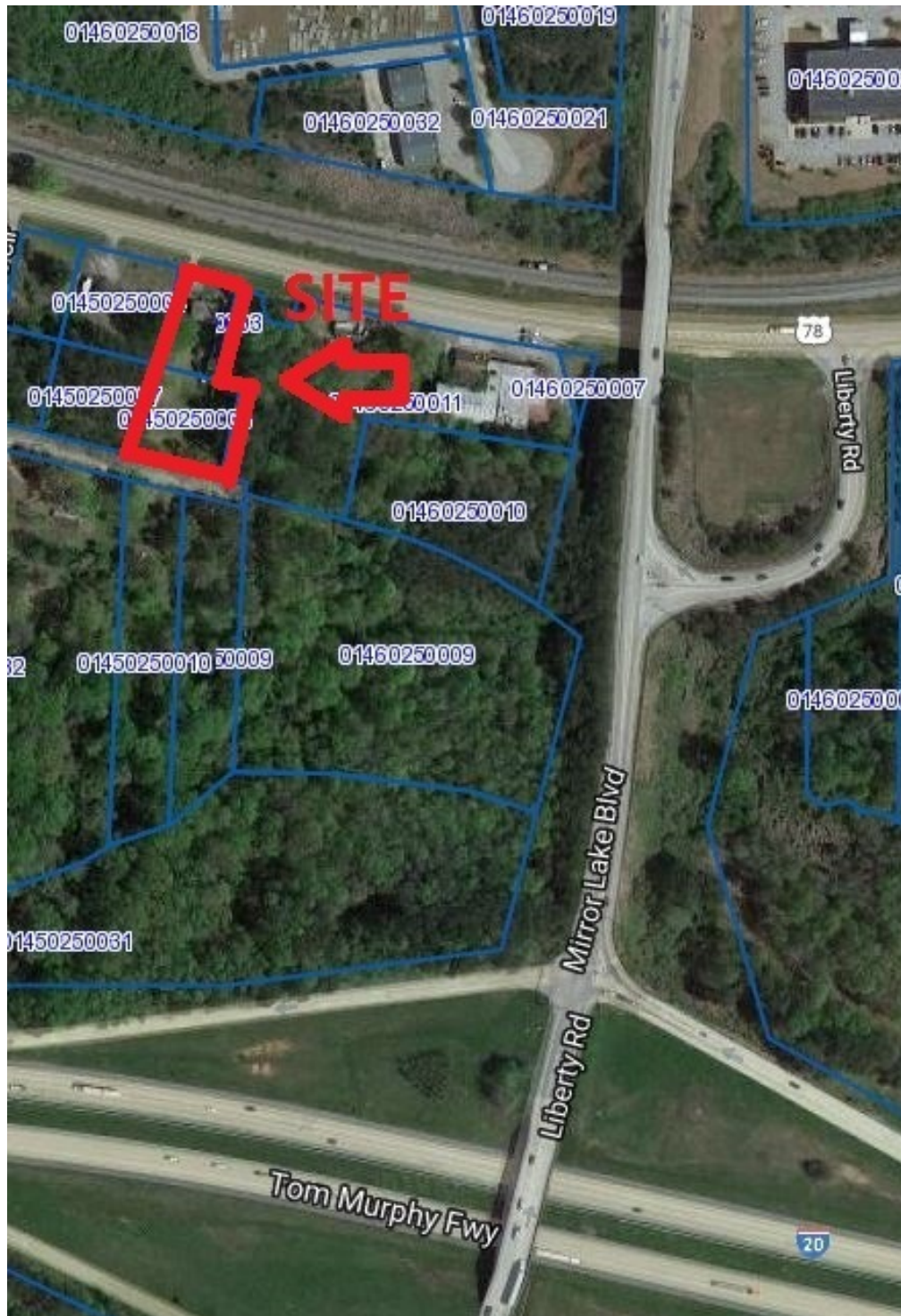
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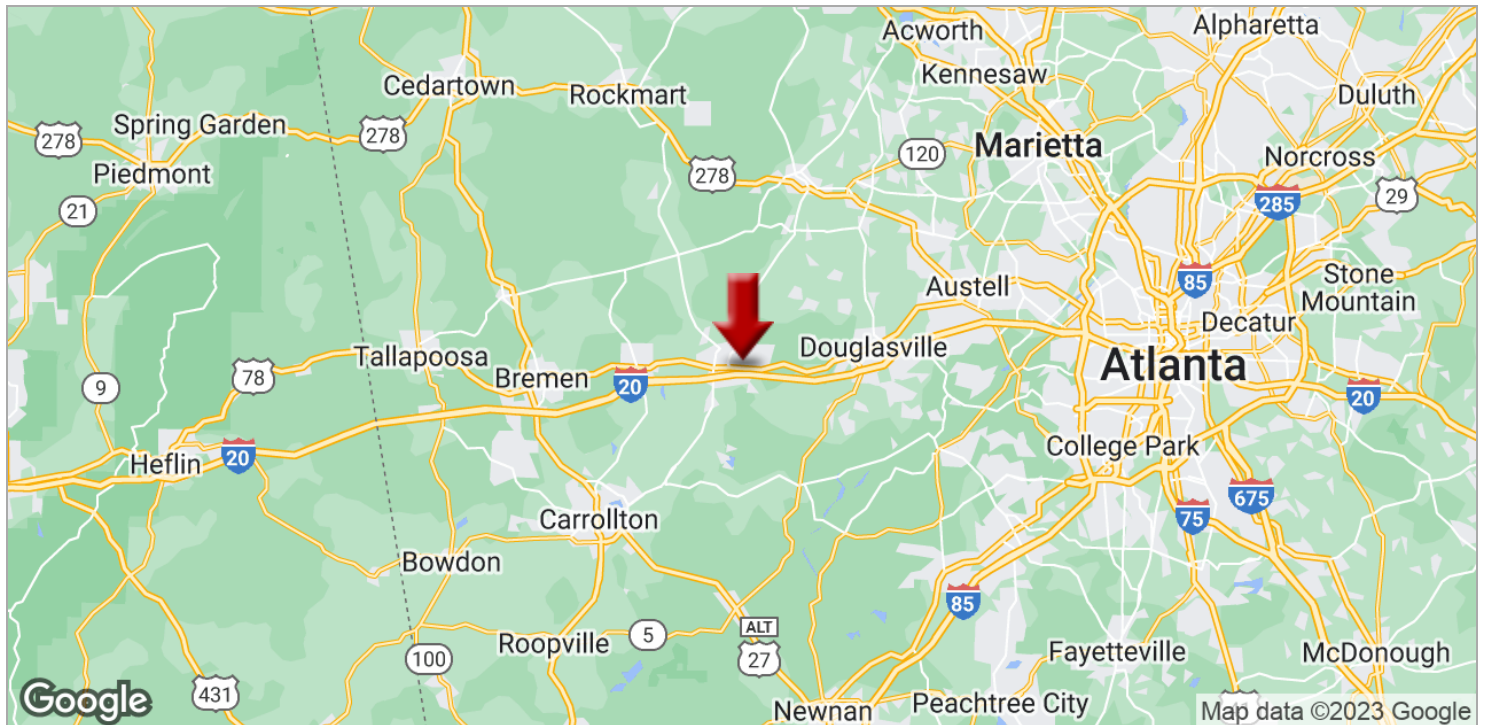
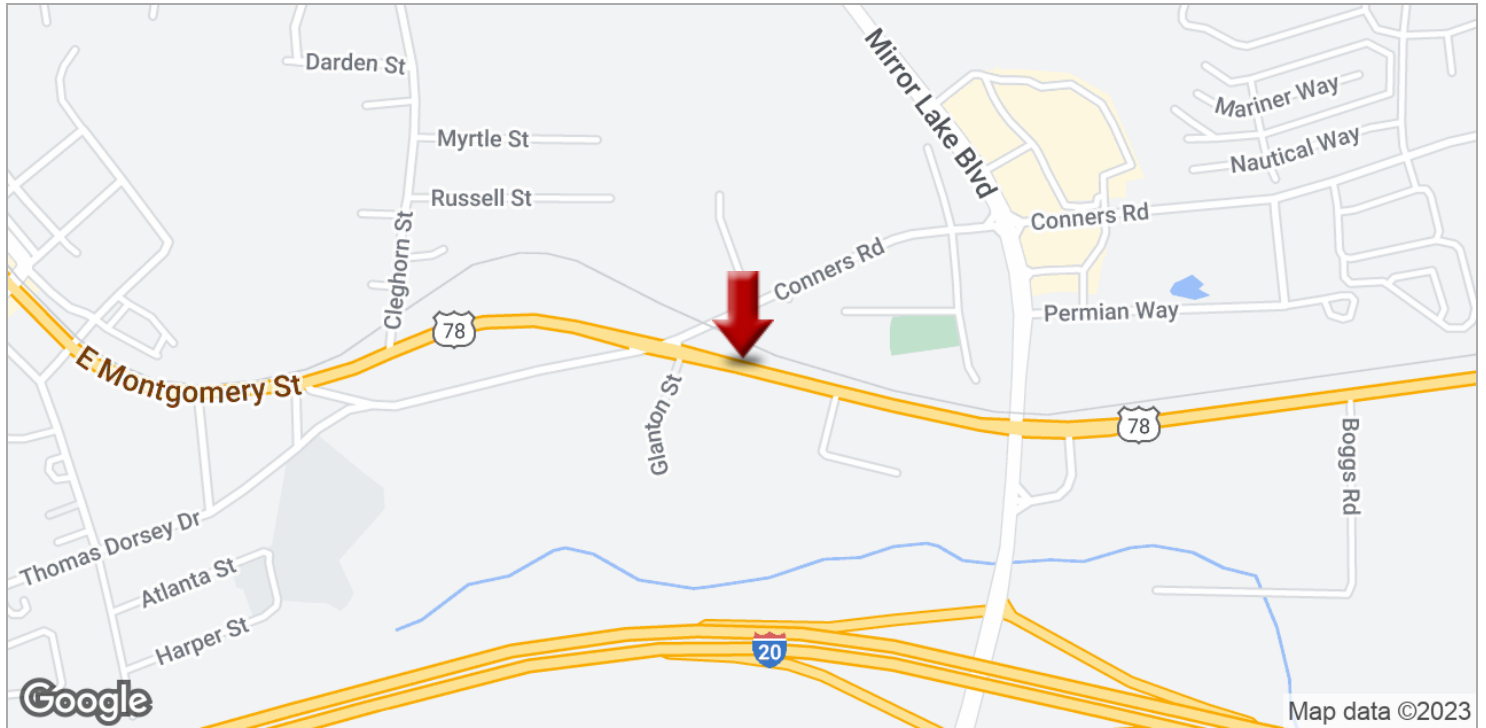
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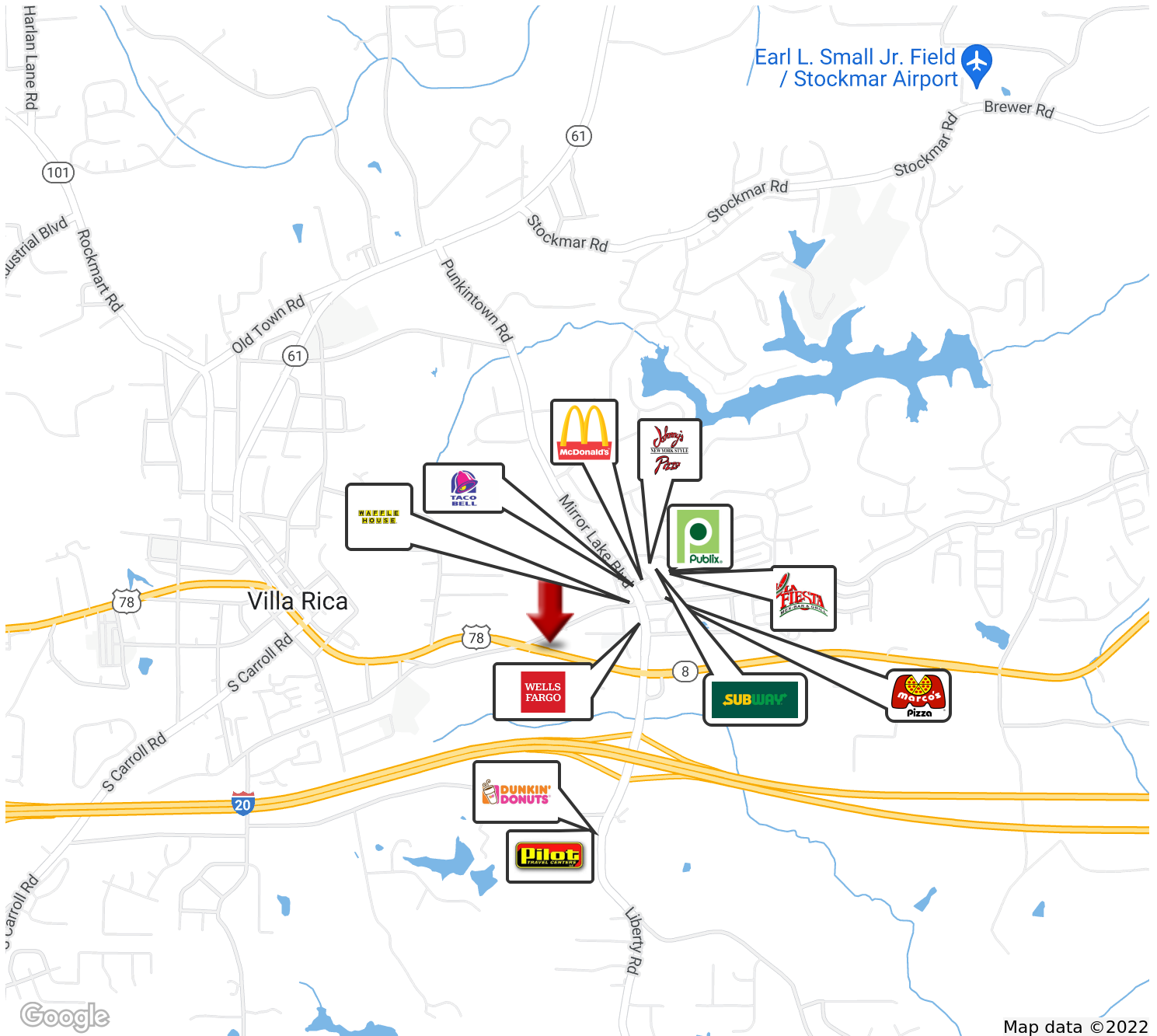
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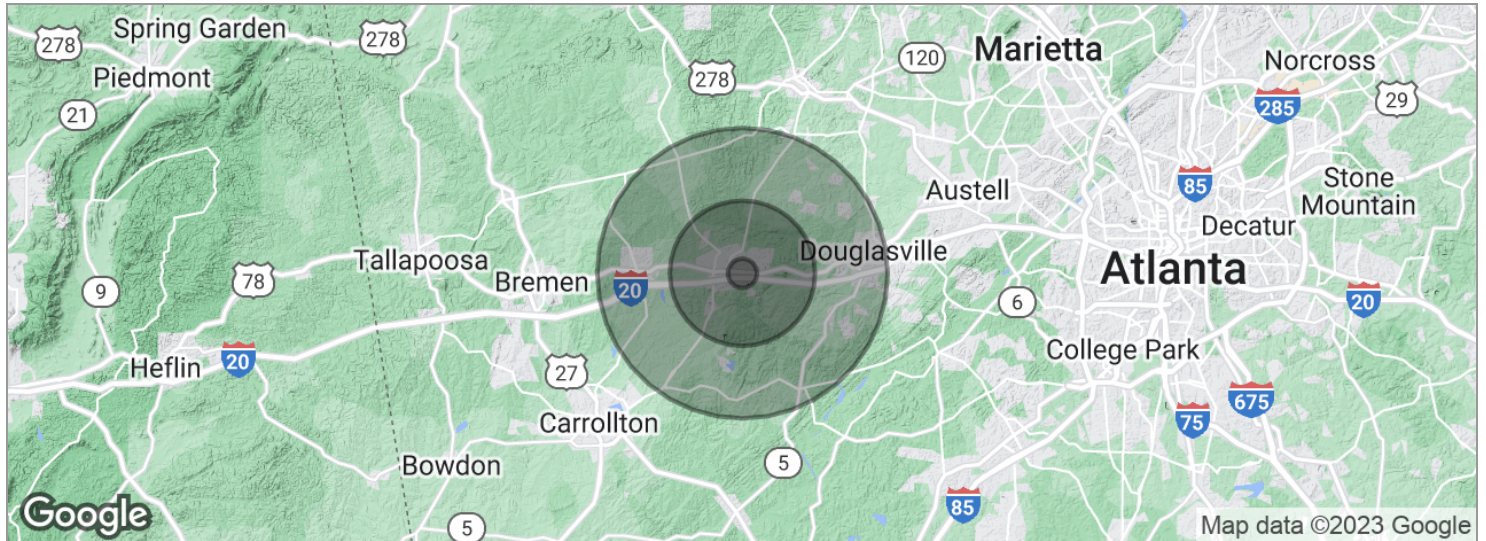
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 913 | 54,505 | 194,653 |
| Median age | 34.7 | 34.7 | 34.0 |
| Median age (male) | 34.4 | 33.3 | 33.0 |
| Median age (Female) | 36.0 | 36.2 | 34.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 306 | 19,017 | 67,122 |
| # of persons per HH | 3.0 | 2.9 | 2.9 |
| Average HH income | \$68,165 | \$65,389 | \$68,216 |
| Average house value | \$230,009 | \$190,350 | \$180,586 |

* Demographic data derived from 2020 ACS - US Census

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