

FOR SALE

SEC of Tunnel Hill Varnell Rd & I-75
Tunnel Hill, GA 30755



PROPERTY HIGHLIGHTS

- Adjacent to Exit 341 on I-75 (78,000 VPD)
- Well positioned 1.4 acre site with approximately 300 feet of frontage on Tunnel Hill Varnell Rd
- Immediately visible from I-75 North exit ramp
- Easily accessible entry and exit ramps for both I-75 north and south

BUILDING SF	N/A
LAND SF	47,916
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	10,100 VPD

SIGNAGE TYPE	N/A
1-MILE (POP.)	1,154
3-MILE (POP.)	7,782
MED. INCOME	\$54,063
SPACE USE	N/A



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IDEAL POSITIONING NEXT TO I-75

The southeast corner of Tunnel Hill Varnell Rd and I-75 (78,000 VPD) provides the great opportunity for interstate exit users. The Subject property is contiguous with the northbound exit ramp and is extremely visible from the exit. The graded, 1.4 acre site was previously home to a convenience store and is ready for immediate development.



LEGAL INFORMATION

TAX PARCEL ID	11-321-07-000
2020 RE TAXES	\$5,098.11
ZONING	C-2 (General Commercial)



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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