

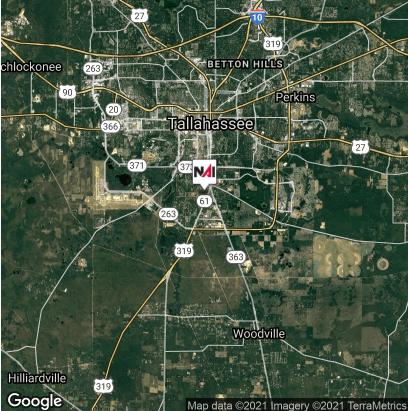
Asking Price: \$419,000

5.49 AC FOR SALE along Crawfordville Highway approximately 1.0 mile northwest of the Capital Circle X Crawfordville Highway intersection. Property possesses frontage along Crawfordville Highway and experiences an average daily traffic count of 14,900 vehicles per day. The portion of the property that fronts Crawfordville Highway is 1.39 AC zoned C-2 and the remainder of the property that is situated along Shelfer Road equates to 4.10 AC and is zoned M-1. Property is currently generating \$275/month from Lamar Advertising; details avaliable upon request.

- Strategically Located
- Frontage along Crawfordville Highway
- Multi-Use Development Opportunity
- 1.39 AC Zoned C-2
- 4.10 AC Zoned M-1

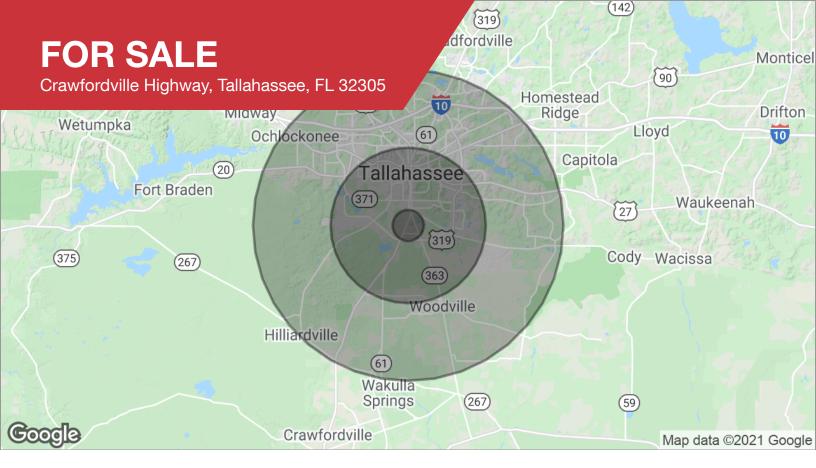
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Waranty Or Hepresentation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same bmitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Withc tice, And Of Any Special Listing Conditions Imposed By Our Principals No Waranties Or Rep- resentations Are Made As To The Condition e Property Or Any Hazards Contained Therein Are Any To Be Implied.





NAI TALCOR 1018 Thomasville Road, Suite 200A talcor.com



DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,033	89,104	229,873
Median age	29.9	28.1	30.9
Median age (male)	27.2	26.8	30.2
Median age (Female)	32.5	29.3	31.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,286	36,091	96,203
# of persons per HH	2.4	2.5	2.4
Average HH income	\$38,808	\$37,192	\$51,830
Average house value	\$134,026	\$148,176	\$210,714

* Demographic data derived from 2010 US Census

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