

FOR SALE

7+ ACRES ZONED COMMERCIAL JEFFERSON, GA



FEATURES

7+ Acres, Zoned C-2

Very close proximity to the newly completed 826,000 SF TJ Maxx Distribution Facility.

City of Jefferson, Jackson County, Georgia

Gas station/truck stop/fast food/dealership

Access to all utilities

Great visibility

I-85 frontage

Additional acreage can be assembled

Traffic Counts: 6,000 VPD (Dry Pond Rd)
49,000 VPD (I-85)
750 AADT (Truck Traffic)

Asking: \$1,600,000



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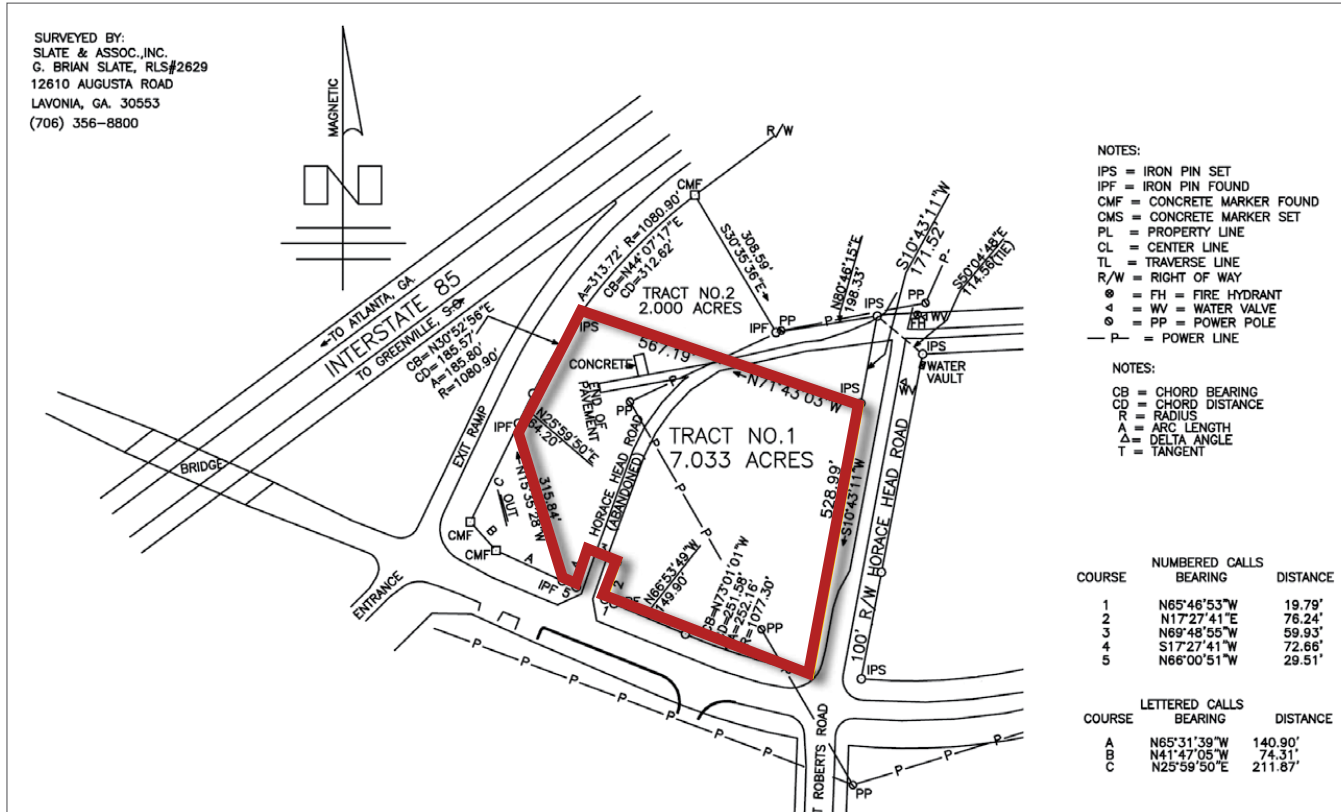
1642 Powers Ferry Road SE | Suite 250 | Marietta, GA 30067 | 404.647.4999 | www.macallanre.com
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DEMOGRAPHICS 2010

	10 Miles	20 Miles	30 Miles
Population	58,986	414,631	1,037,188
Avg. HH Income	\$55,724	\$61,945	\$73,625
Households	21,158	145,024	362,210



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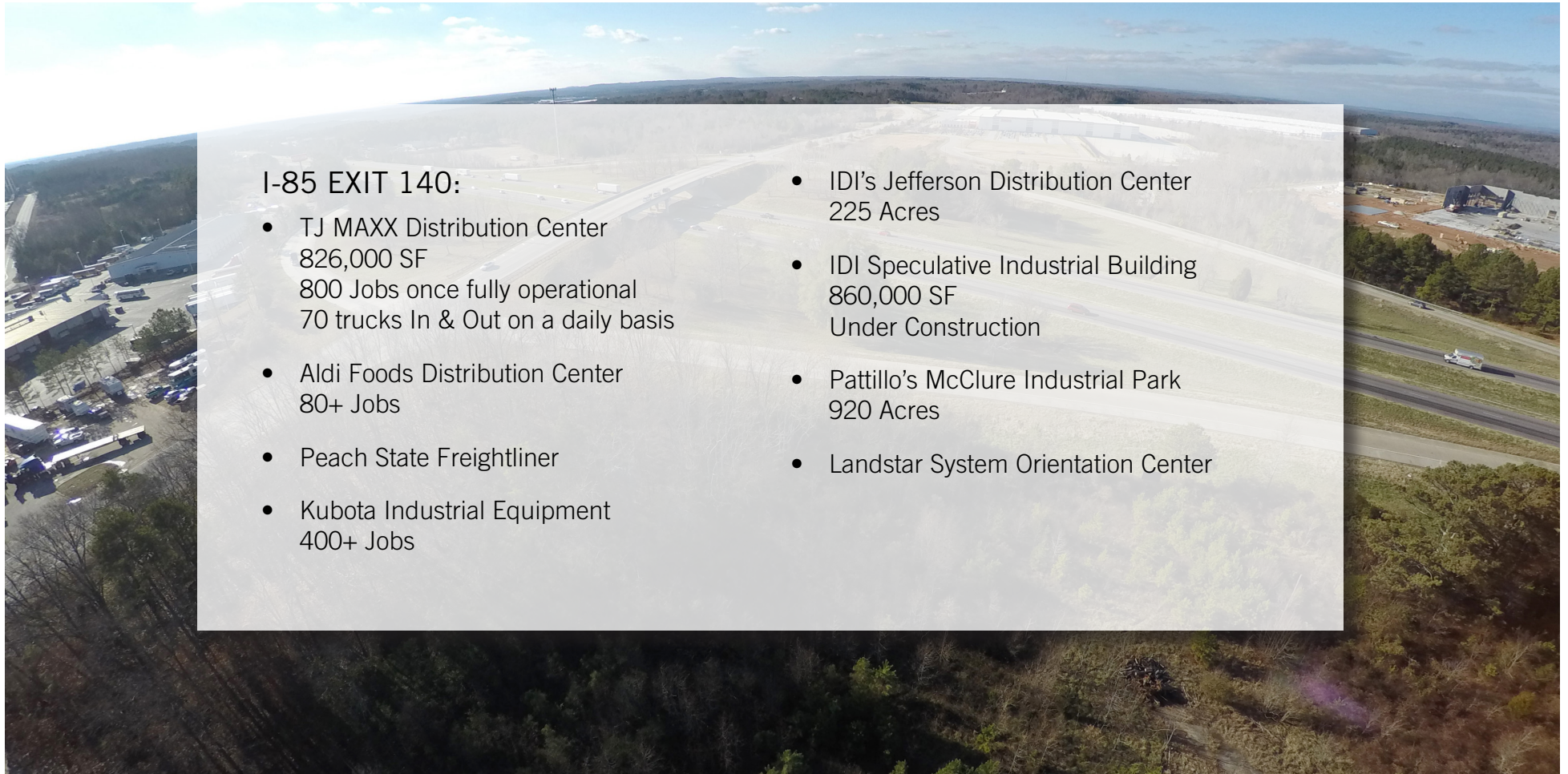
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I-85 EXIT 140:

- TJ MAXX Distribution Center
826,000 SF
800 Jobs once fully operational
70 trucks In & Out on a daily basis
- Aldi Foods Distribution Center
80+ Jobs
- Peach State Freightliner
- Kubota Industrial Equipment
400+ Jobs
- IDI's Jefferson Distribution Center
225 Acres
- IDI Speculative Industrial Building
860,000 SF
Under Construction
- Pattillo's McClure Industrial Park
920 Acres
- Landstar System Orientation Center



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