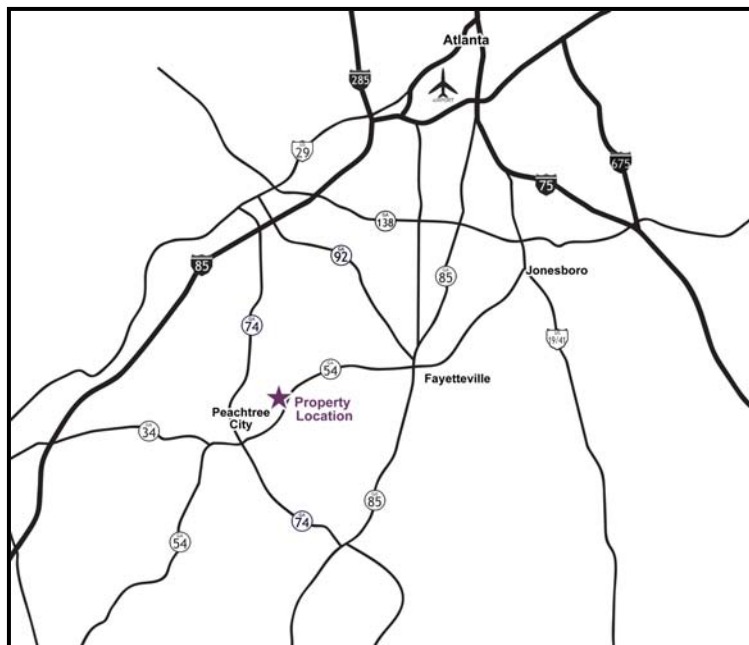


LAND FOR SALE



1.53 Acres
GA Hwy 54 at Lexington Circle
Peachtree City, GA 30269

PRESENTED BY
Brent Randolph – James Clark
Group Six Real Estate, LLC
900 Westpark Drive, Suite 300
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SUMMARY
1.53 Acres Hwy 54/Lexington Circle



1.53 acres located at GA Hwy 54 and Lexington Circle

An excellent opportunity to acquire a tract for development in Peachtree City on a major arterial road with direct access to retail and residential tracts. Site is located adjacent to El Reposo Restaurant, CVS Drug Store, Brewster's Ice Cream Shop, Zaxby's and Neighborhood Community Bank. Across the street is a Publix-anchored center containing a Dunkin Donuts, Quizno's and Starbucks. Site has sewer and all utilities at the property line.

The tract is located on the main arterial highway traversing east and west through Fayette County. Traffic counts in excess of 26,050 VPD east of the site.

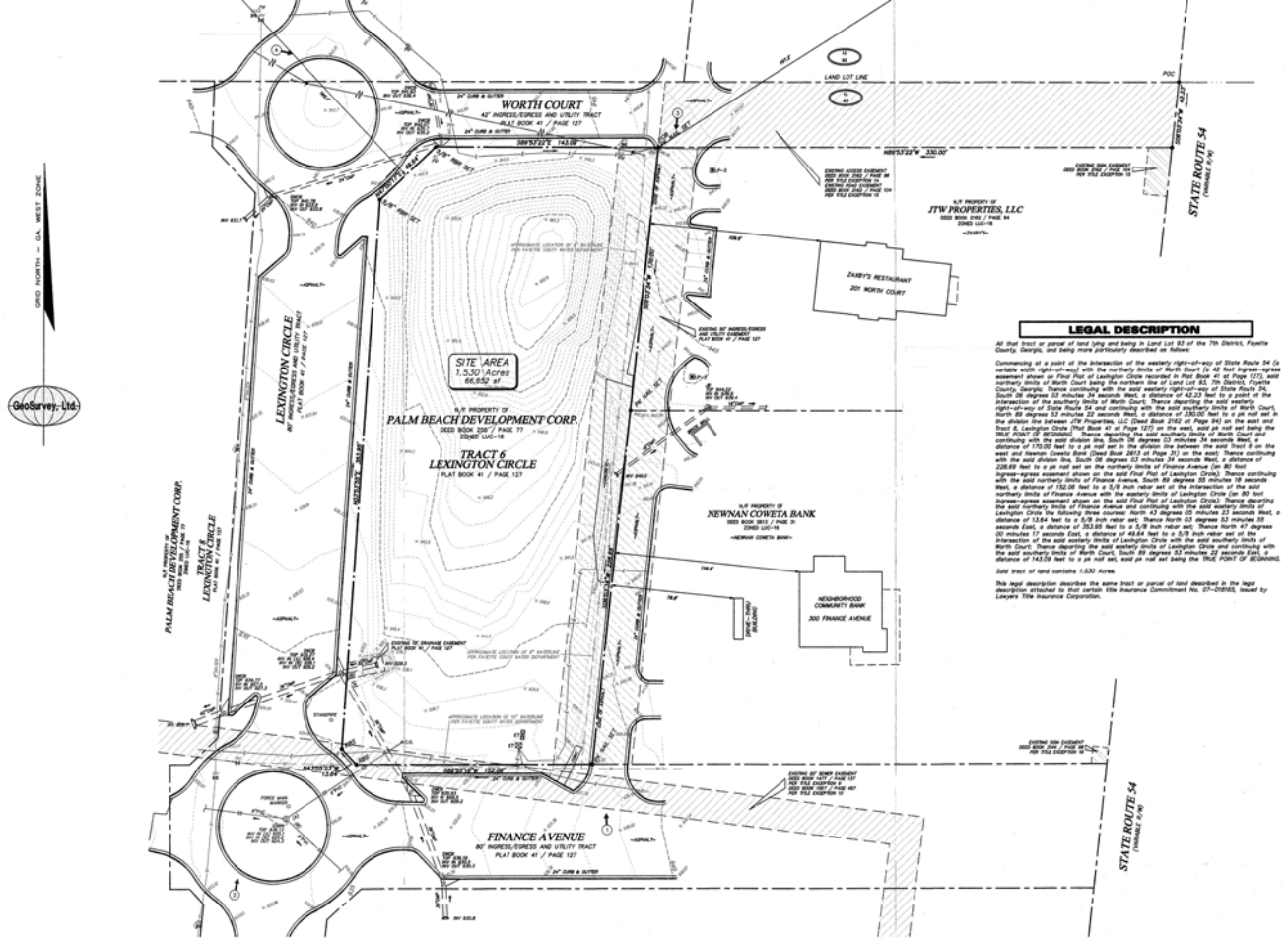
Currently, the property is zoned LUC-16 and has been approved for a hotel with the city of Peachtree City.

PROPERTY OVERVIEW
1.53 Acres Hwy 54/Lexington Circle



County	Fayette
Parcel Size	1.53 Acres
Road Frontage	353 feet on Lexington Circle 152 feet on Finance Avenue 143 feet on Worth Court
Topography	Relatively flat
Utilities	All utilities are available including sewer and are located at the property line
Zoning	LUC-16
Traffic Count	Hwy 54 East of Site 26,050 VPD
Asking Price	\$950,000 for the site

AERIAL & SURVEY
1.53 Acres Hwy 54/Lexington Circle



DEMOGRAPHIC INFORMATION
 1.53 Acres Hwy 54/Lexington Circle



	<u>1.0</u> <u>MILES</u>	<u>3.0</u> <u>MILES</u>	<u>5.0</u> <u>MILES</u>
2008 Population	3,921	28,757	59,711
Population Growth (2008 - 2013)	3.29%	8.45%	12.36%
Per Capita Income	\$39,770	\$37,459	\$36,378
2008 Households	1,430	10,255	20,593
HH Growth (2008 - 2013)	4.34%	9.35%	12.95%
Med. Household Income	\$82,194	\$87,360	\$88,256

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.