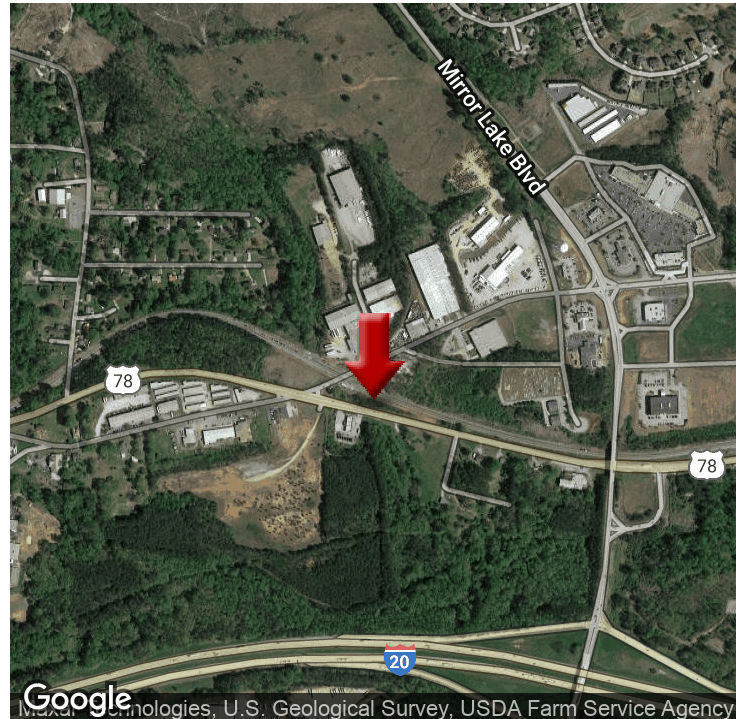


COMMERCIAL/INDUSTRIAL PROPERTY FOR SALE

+/-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
YEAR BUILT:	1956
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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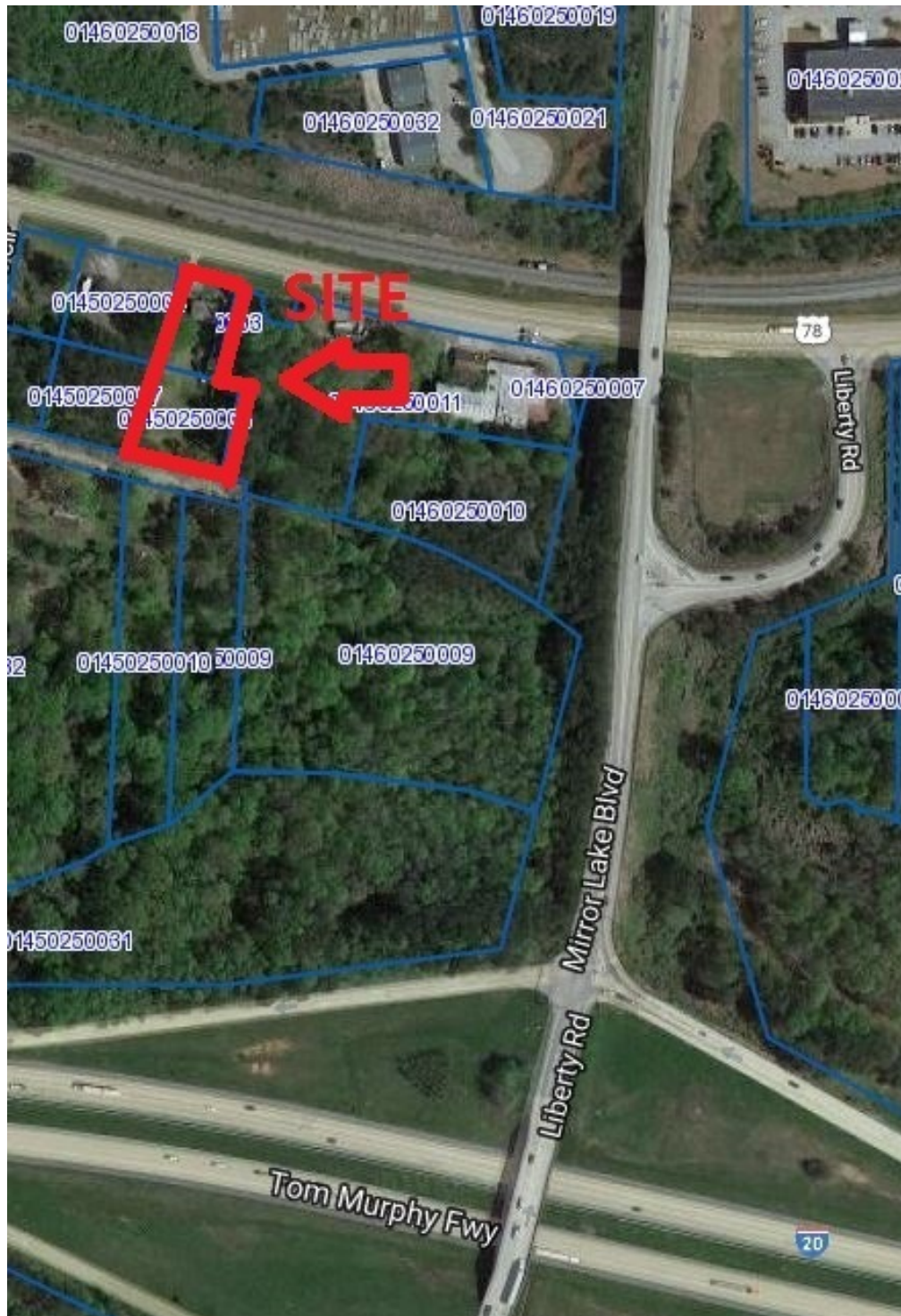
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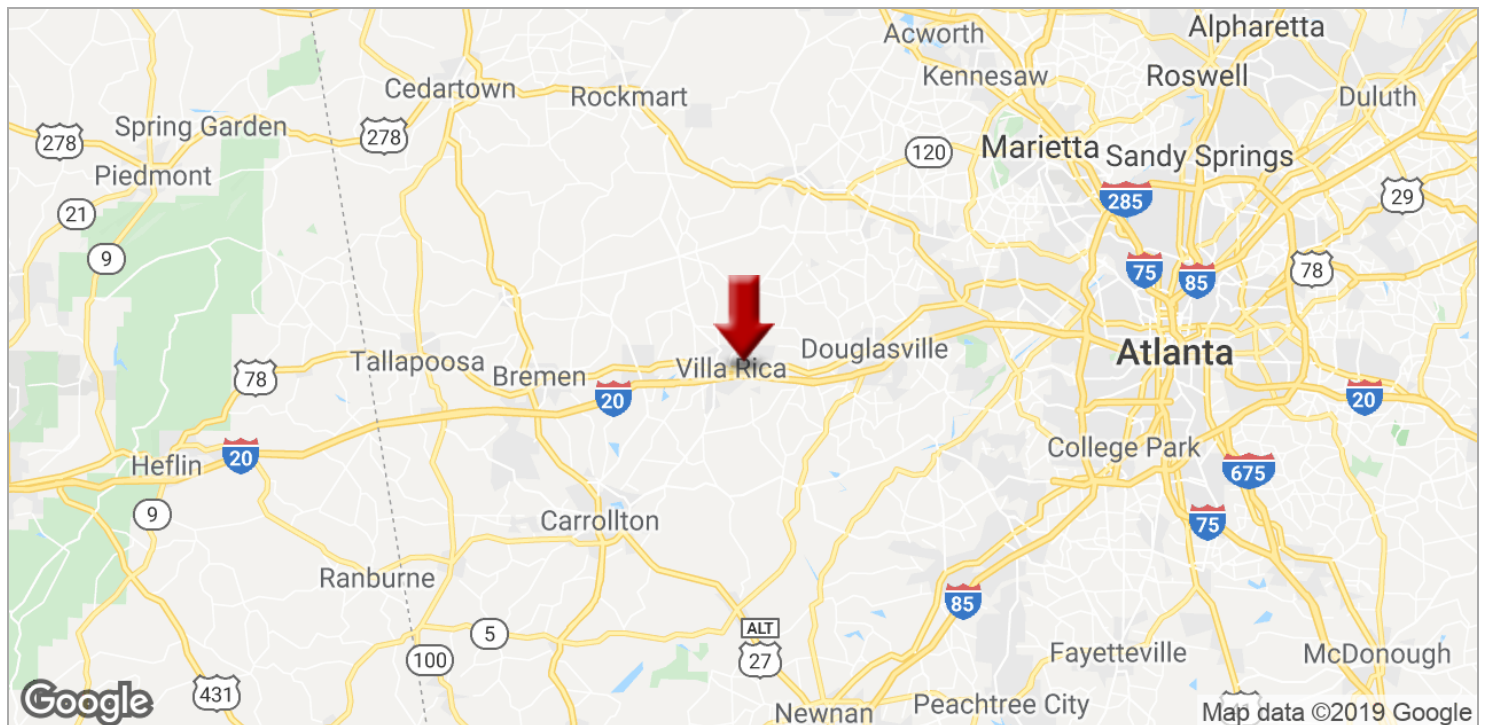
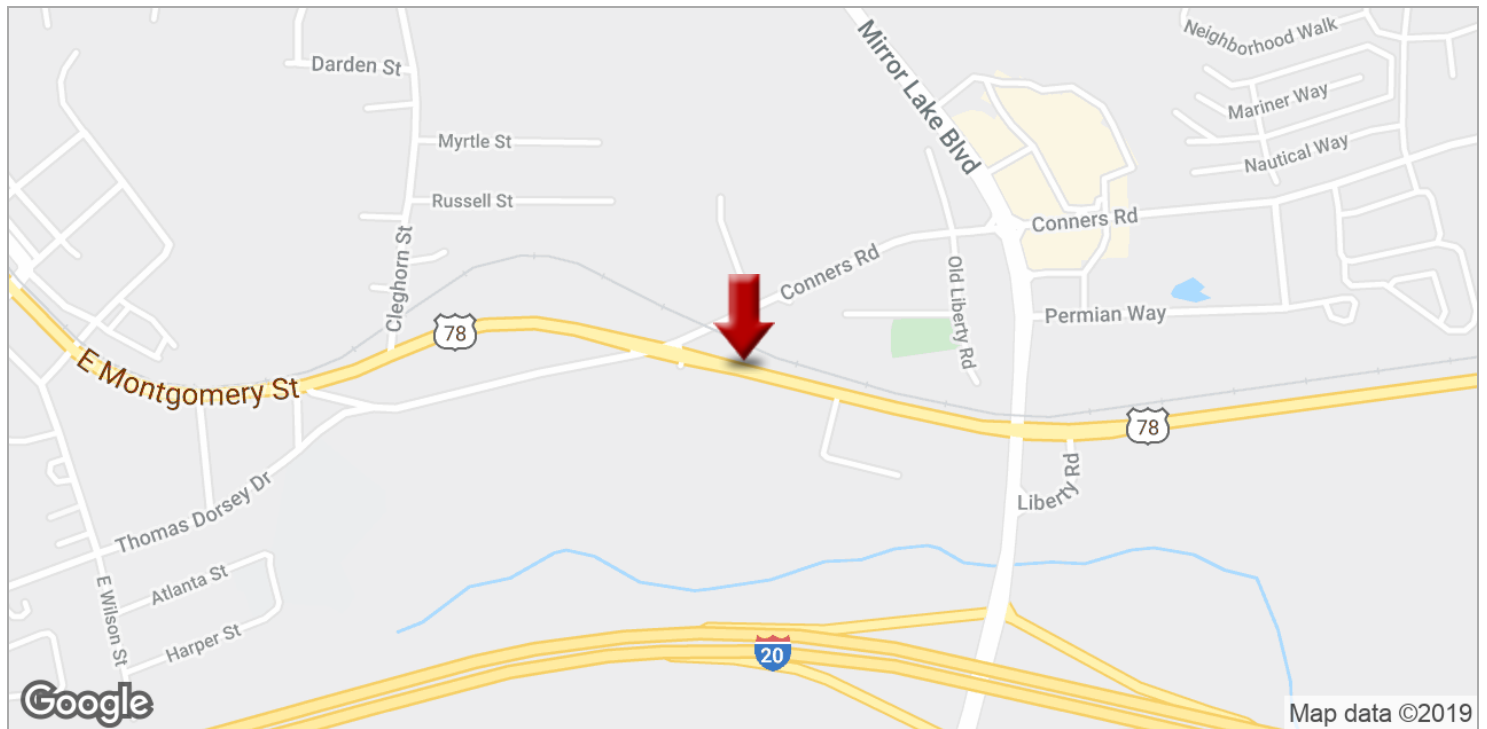
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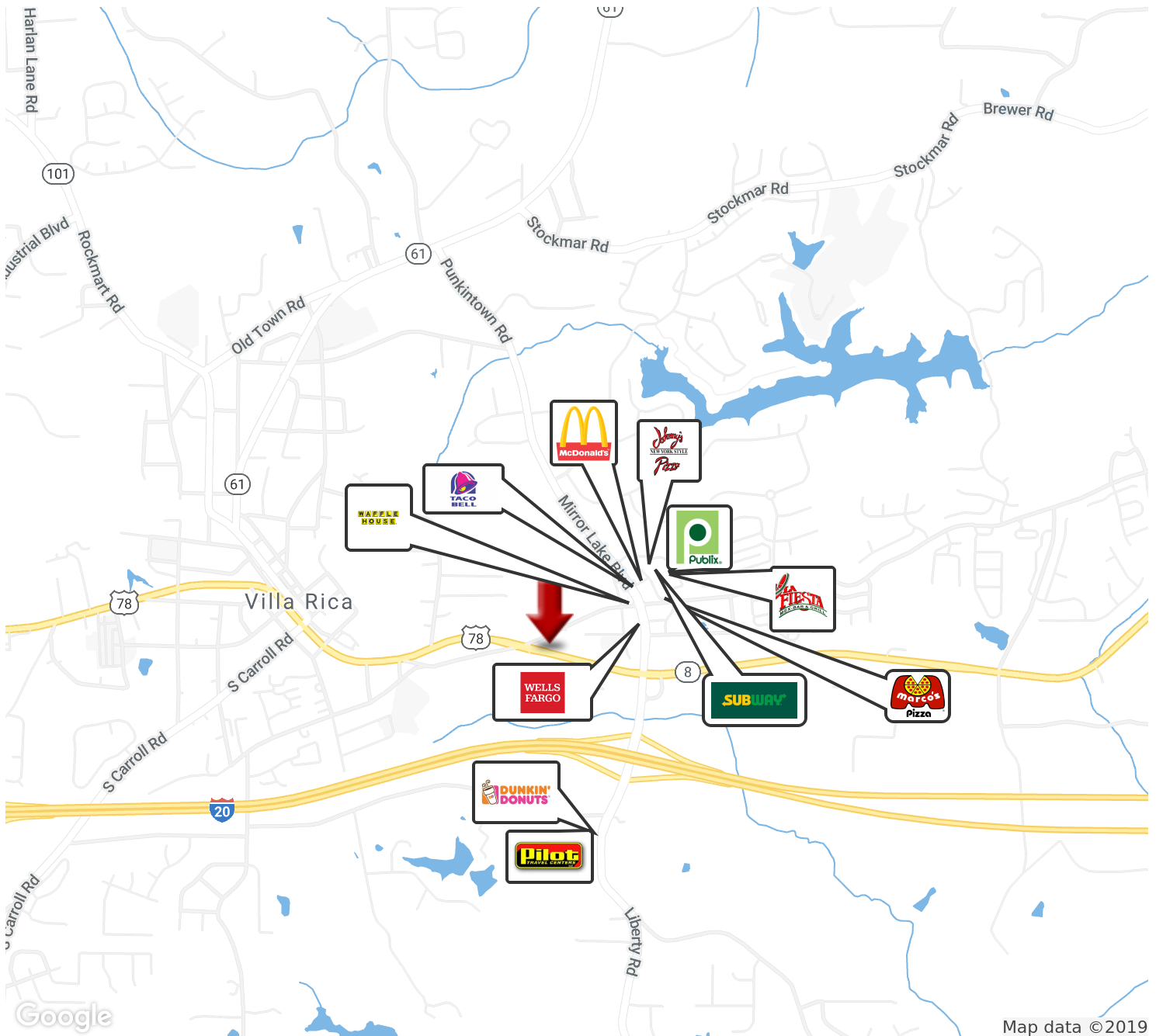
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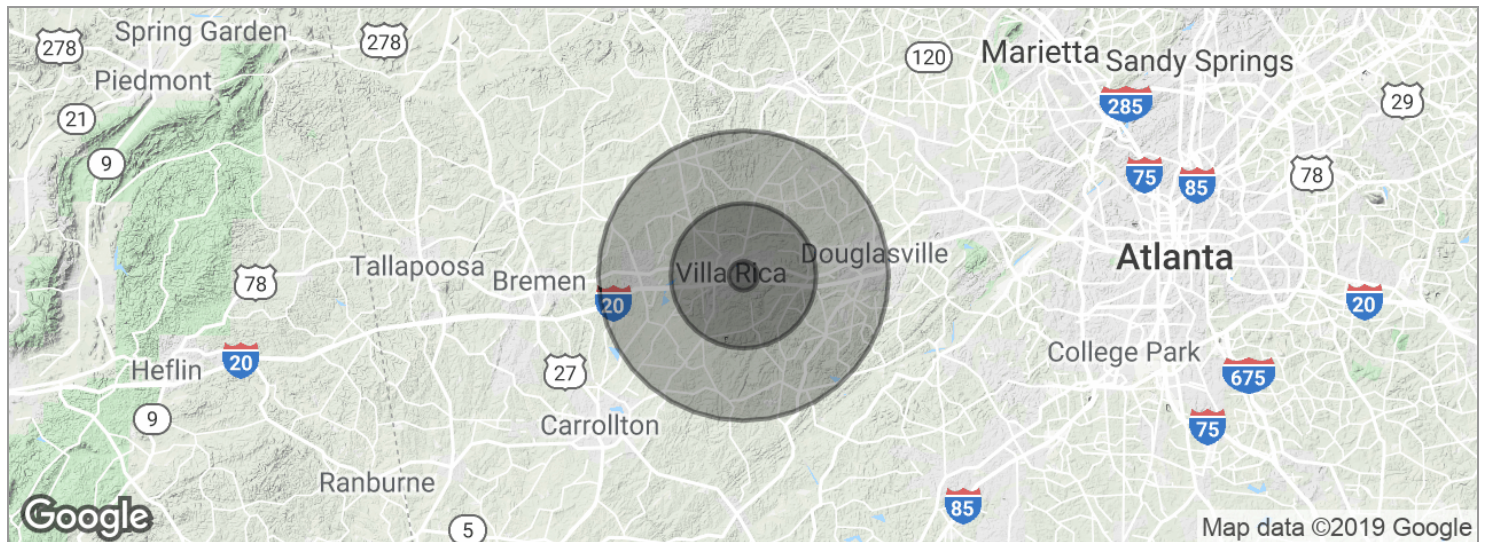
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	913	54,505	194,653
Median age	34.7	34.7	34.0
Median age (male)	34.4	33.3	33.0
Median age (Female)	36.0	36.2	34.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	306	19,017	67,122
# of 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 2010 US Census

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