



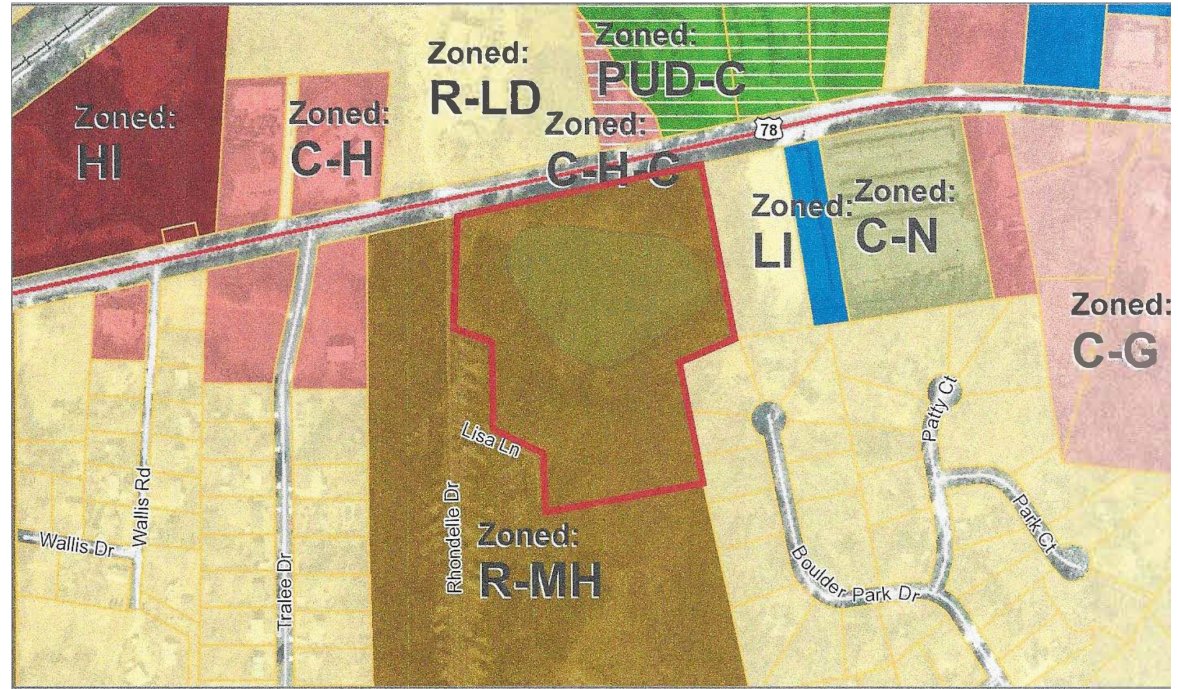
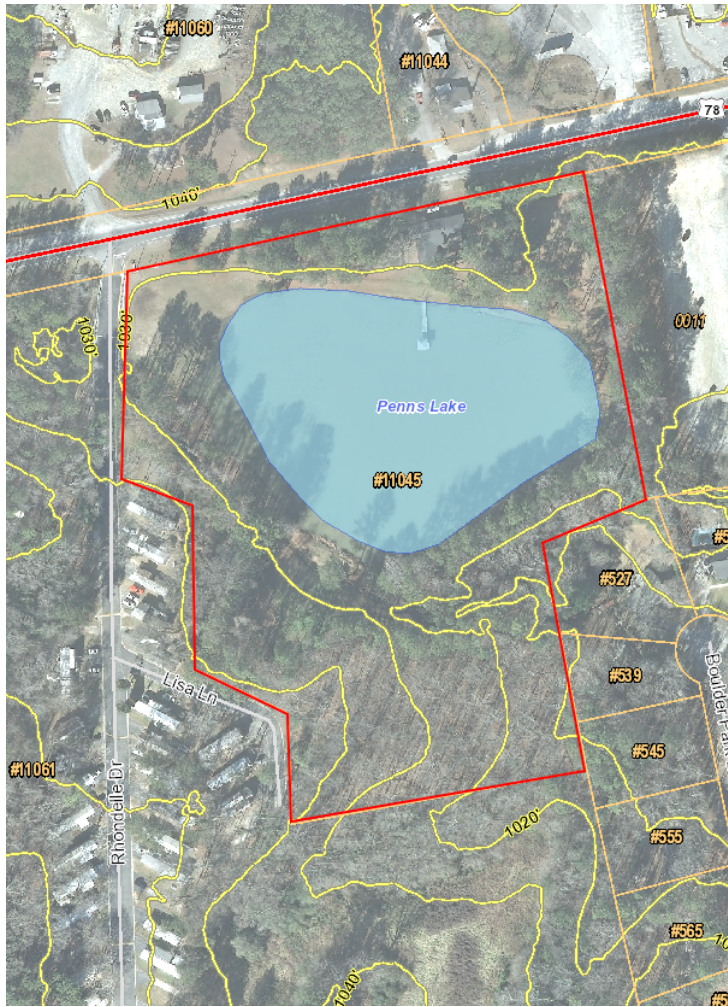
11.57 ACRES | PERFECT FOR SELF STORAGE / VEHICLE PARKING

710 Feet of Frontage on US 78
Surrounded by Industrial

11045 VETERANS MEMORIAL HWY,
LITHIA SPRINGS, GA

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Property Overview

11.57 acres located along Veterans Memorial Hwy with 710 feet of frontage. Currently zoned for mobile homes. There are two homes on the property along with a +/- 3 acre man-made lake which can be drained; property does not sit within a flood zone. Surrounded by LI and HI, this property would be best suited as an RV & boat storage facility.

Property Highlights

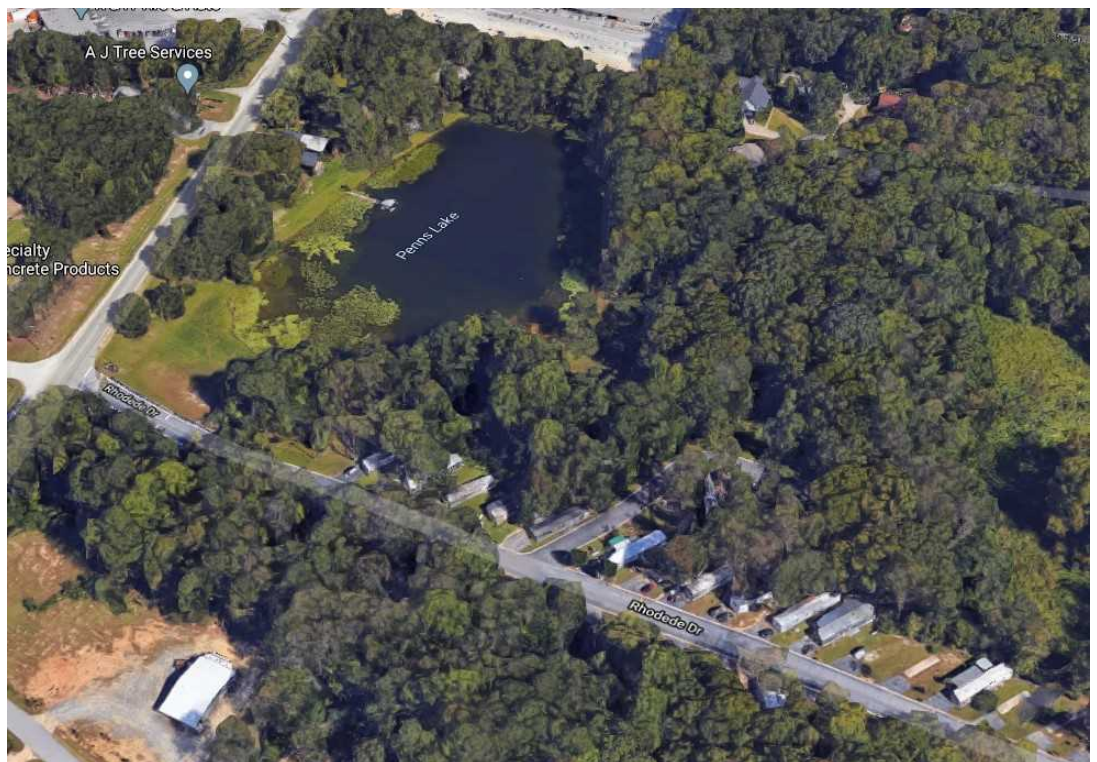
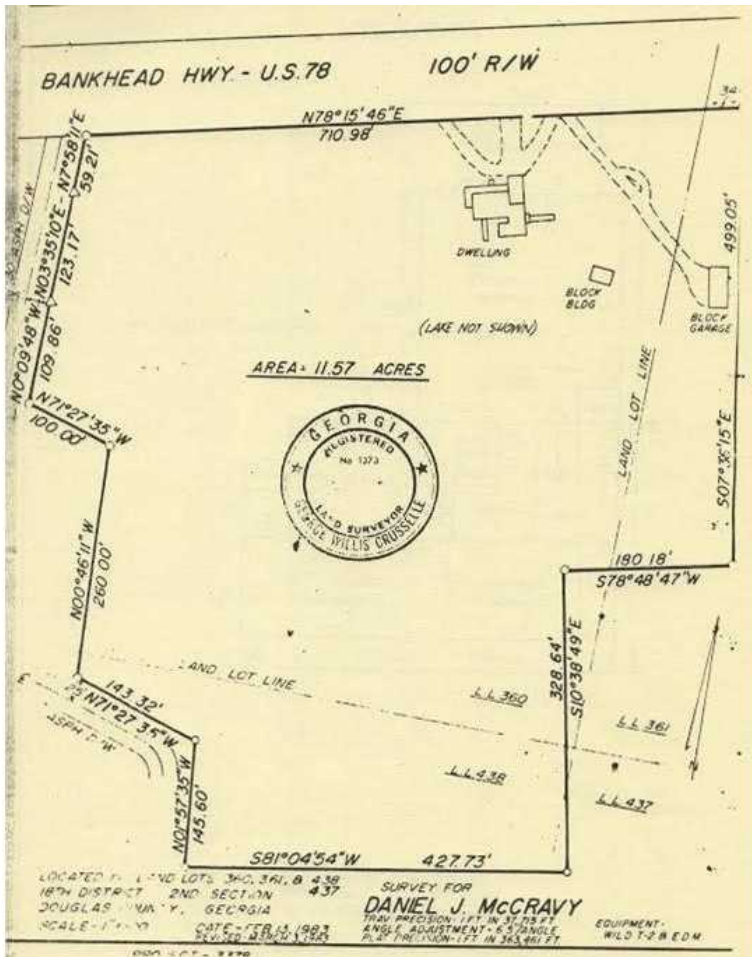
- Perfect location for self storage or vehicle parking
- Adjacent to light industrial and heavy industrial
- Rolling topography b Approximately 3 acres of the total acreage consists of a man-made lake which can be drained
- 710 feet of frontage on US 78
- Rolling topography

Lot Size: 11.57 Acres

Price: \$775,000

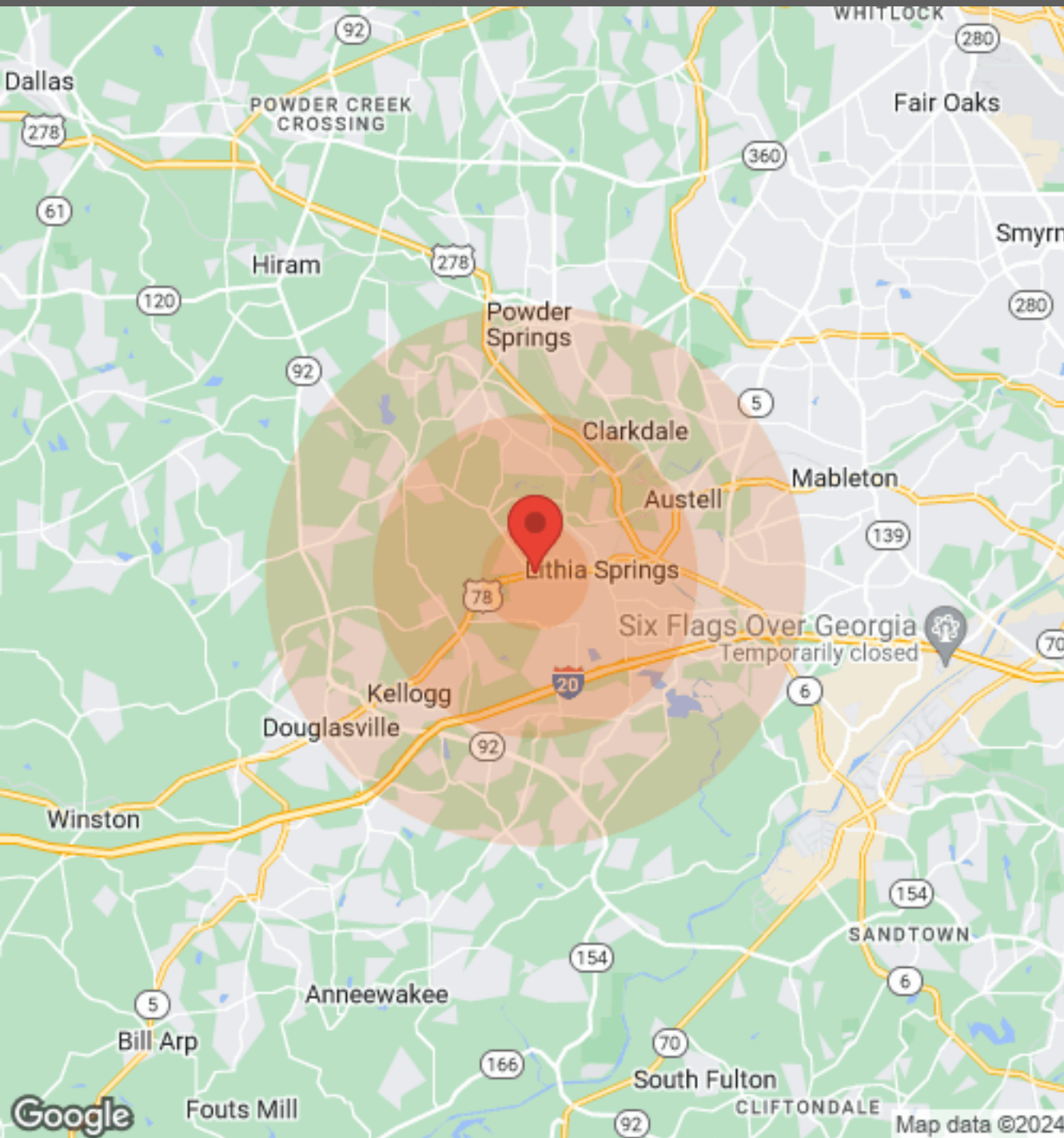
Zoning: R-MH

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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	1,489	17,483	49,589
Female	1,453	17,500	52,127
Total Population	2,942	34,983	101,716

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	767	8,450	24,526
Ages 15-24	495	5,222	15,423
Ages 25-54	1,017	13,805	39,739
Ages 55-64	296	3,677	10,617
Ages 65+	367	3,829	11,411

Race	1 Mile	3 Miles	5 Miles
White	1,821	15,034	41,100
Black	487	16,148	50,857
Am In/AK Nat	2	12	81
Hawaiian	4	7	8
Hispanic	1,112	5,611	13,574
Multi-Racial	1,256	7,132	17,914

Income	1 Mile	3 Miles	5 Miles
Median	\$65,633	\$51,986	\$54,785
< \$15,000	37	768	3,125
\$15,000-\$24,999	40	1,317	3,827
\$25,000-\$34,999	25	1,468	4,643
\$35,000-\$49,999	255	2,339	6,058
\$50,000-\$74,999	292	2,743	7,598
\$75,000-\$99,999	164	1,996	5,423
\$100,000-\$149,999	138	1,303	4,119
\$150,000-\$199,999	27	282	928
> \$200,000	N/A	133	487

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,052	13,698	40,879
Occupied	951	12,231	36,116
Owner Occupied	676	8,095	24,494
Renter Occupied	275	4,136	11,622
Vacant	101	1,467	4,763

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DONALD B EDWARDS JR

KW Commercial Director and Associate Broker

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouses and zoning. As a past president of the Association of Georgia Real Estate Exchangors, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.



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