



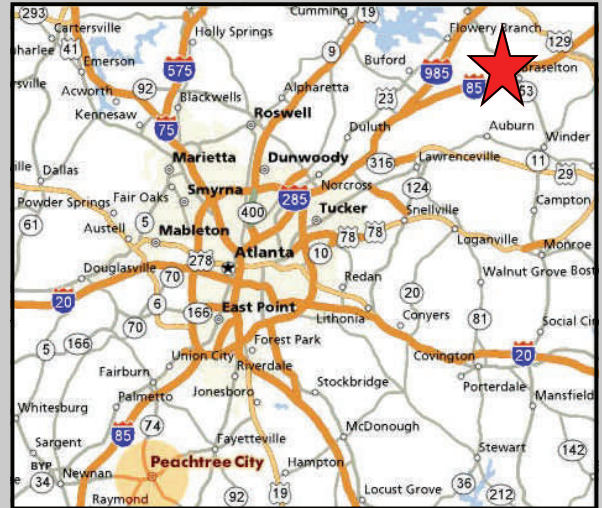
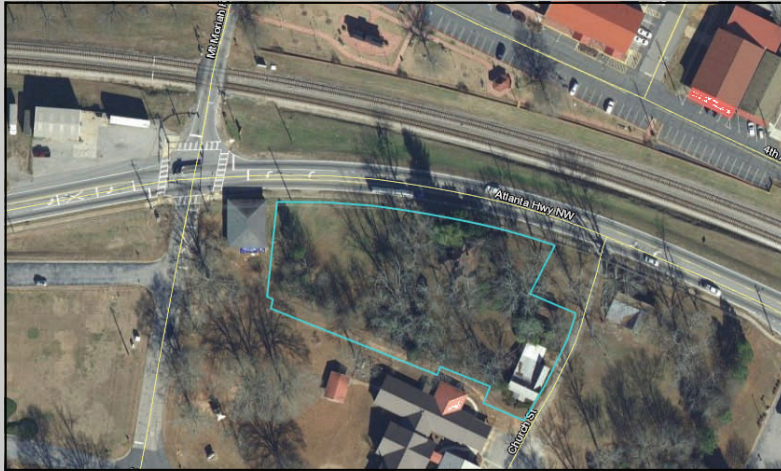
Heritage Commercial Realty, Inc.

Serving your commercial real estate needs since 1984.

Suite 225, 5579-B Chamblee Dunwoody Road, Atlanta, Georgia 30338

P. O. Box 683, Greensboro, Georgia 30642

Phone: 770-395-9111 ♦ Email: hcrinc@windstream.net ♦ Web Site: HeritageComRealty.com



Zoned C-2

General Commercial District

DEMOGRAPHICS (5-Mile):

2019 Estimates:

Population: 54,427

Households: 17,490

Avg. HH Income: \$93,826

2024 Projections:

Population: 59,155

Households: 18,902

2016 Georgia DOT Traffic Counts:

At site: 16,900

West of Site: 17,200 East of site: 14,600

SALE or BUILD-TO-SUIT

HWY 8, Downtown Auburn

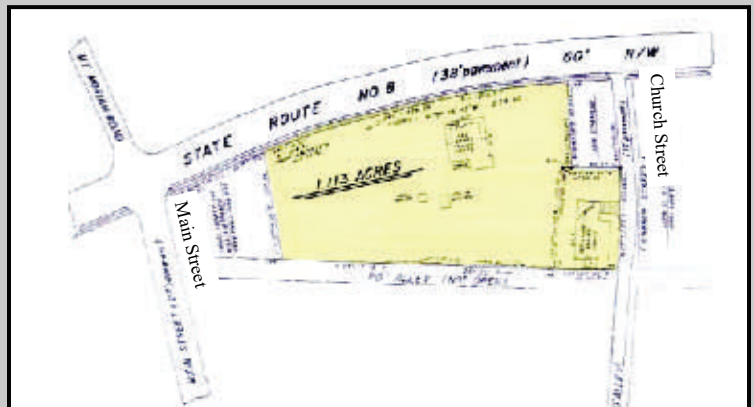
Barrow County, Georgia

PROPERTY DETAILS

Auburn is poised on the brink of growth and has recently completed a new Comprehensive Plan. This property is located in downtown Auburn, Georgia across Hwy. 8 from the City Offices and the new Whistlestop Shops. It is in the Downtown Auburn Overlay District which is designed to encourage high quality development and growth in the core area of the city.

Zoned C-2, it is ideal for a commercial store, bank, restaurant, professional office and other commercial uses.

PRICE: \$230,000



**For additional information, contact:
JERRY PRESCOTT 770-395-9111**

EXCLUSIVE

