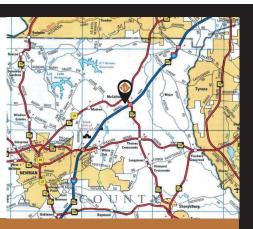


## PRIME COMMERCIAL OPPORTUNITY

LOCATED AT SWQ I-85 & SHARPSBURG-MCCOLLUM ROAD NEWAN, GEORGIA

## 38.68+/- ACRES





| ACREAGE: | 38.68± acres                       |
|----------|------------------------------------|
| ZONING:  | C - Old Commercial (Coweta County) |

 2017
 3-Mile Radius......14,729

 POPULATION:
 5-Mile Radius......46,905

| 2017         | 3-Mile | Radius | .\$92,117 |
|--------------|--------|--------|-----------|
| AVG. INCOME: | 5-Mile | Radius | .\$89,686 |

## PROPERTY SUMMARY

- Traffic Counts: 67,200+/- (2015) on I-85
- Approximately 1,485' frontage on I-85
- All utilities available

Marketed Exclusively by: ROSS WESTBROOK, CCIM WESTMORELAND COMPANY (678) 996-0270 ross@westmorelandcompany.com 48 ATLANTA ROAD MARIETTA, GEORGIA 30060

## WWW.WESTMORELANDCOMPANY.COM

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