

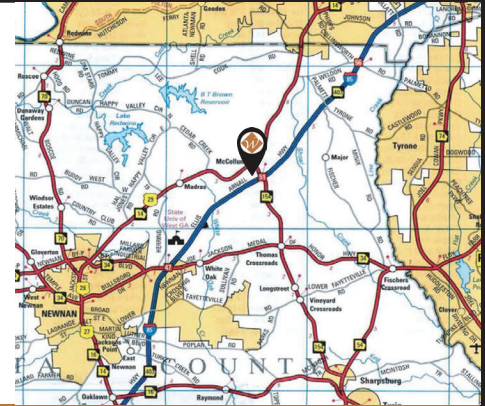
FOR SALE

Walmart Excess Land 

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