

Prime Development Site

1 YOUNGS MILL ROAD, LAGRANGE, GA



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REALTY, LLC

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1 Youngs Mill Road Development Site

LAGRANGE, GA

MACK REYNOLDS REALTY, LLC

Site and Property Details

Price: \$1,000,000

Location: 1 Youngs Mill Road, LaGrange, GA 30241
Signalized Intersection of Commerce Ave,
Youngs Mill Road and Hogansville Road (US
Hwy 29)

Land Area: 1.6522 Acres

Zoning: Corridor Mix Use (CR-MX)

2022 Taxes: \$5,217.55

Tax Parcels: 0502D008043
0502D008044A

Utilities: All Utilities Available

Frontage: 375 ft on Commerce Ave
175 ft on Youngs Mill Road

Visibility: Excellent

Traffic Count: 16,500 Commerce Ave
11,200 Hogansville Road (US HWY 29)
5,260 Youngs Mill Road

Access: Commerce Ave and Youngs Mill Road



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Retail Development Opportunity

Mack Reynolds Realty, LLC is pleased to exclusively offer for sale the 1.6522 acre retail development site in LaGrange, GA — principal city of the LaGrange, GA Metropolitan Statistical Area (Population: 103,079), which is comprised of Troup and Chambers counties.

The property is located with excellent access and visibility along Commerce Avenue (16,500 VPD), Hogansville Road (11,200 VPD) and Youngs Mill Road (5,260 VPD). This site is situated across from Goodwill, AutoZone, Enterprise Rent-A-Car, Aaron's, and Shell, and is directly adjacent to the Commerce Square & Commerce Plaza shopping centers which are home to Kroger, Harbor Freight Tools, Bargain Hunt, It's Fashion Metro, Mattress By Appointment, CATO, Boost Mobile, LaGrange Nails, Papa John's, Great Clips, and Sally Beauty. The property is within 1 mile from a multitude of retail developments, including the 54,100-square-foot Commerce Village shopping center (Big Lots, Citi Trends, Cricket Wireless, Zaxby's, Fried Tomato Buffet, Sun Light Salon), the 180,000-square-foot LaGrange Plaza (Publix, Hibbet Sports, Dollar Tree, UPS Store, T-Mobile, Petsense, Firestone Complete Auto), and shopping center with Beechwood Furniture, LaGrange Home Center, Planet Fitness, Chick-fil-A, and Krystal.

The site benefits from its position within one of LaGrange's primary retail and commercial corridor with 2.3 MSF of retail, 1.9 MSF of industrial, and 2,608 multifamily units within a 3-mile radius. Additional retailers in the immediate vicinity include Walmart Supercenter, Home Depot, Walmart Neighborhood Market, Aldi, Piggly Wiggly, Tractor Supply, a Toyota dealership, Farmers Home Furniture, Dollar General, Family Dollar, BB&T, Advance Auto Parts, O'Reilly Auto Parts, Napa Auto Parts, Sherwin-Williams, Mattress Firm, Walgreens, CVS, Brickhouse Grille, Karvelas Pizza, Taco Express, Roger's Bar-B-Que, Cook Out, Wendy's, Burger King, and Waffle House. The site is also proximate to several of the area's main traffic drivers, including LaGrange High School, LaGrange College, LaGrange Mall, Emory Clark Holder Clinic, WellStar West Georgia Medical Center, Great Wolf Lodge, and the LaGrange Industrial Park.

In total, this development site benefits from dynamic demographics with a population of 39,333 and an average household income of \$57,523 within a 5-mile radius.

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MACCK REYNOLDS REALTY, LLC

Surrounding Retail



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