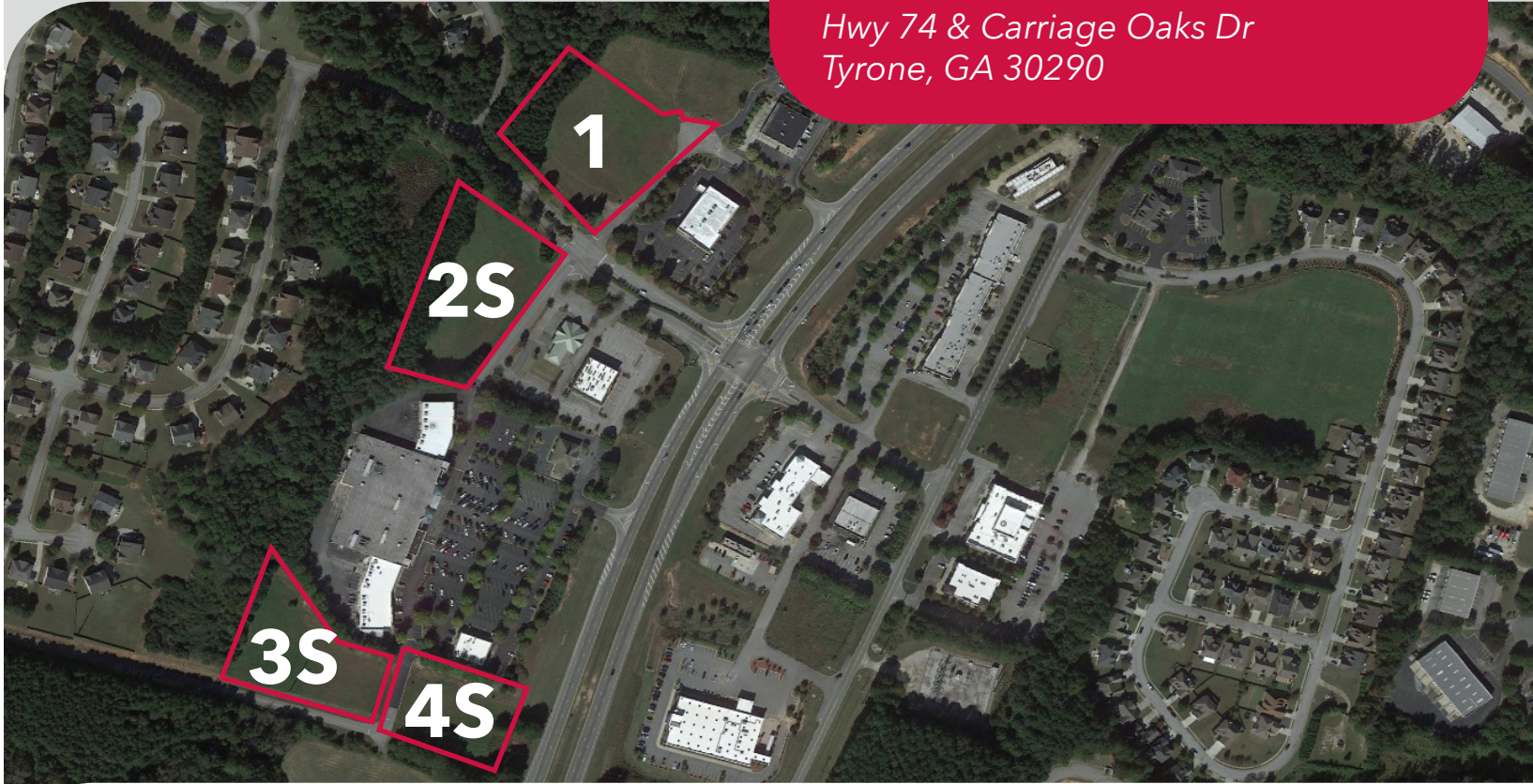


FOR SALE

8.90 ACRES

Hwy 74 & Carriage Oaks Dr
Tyrone, GA 30290



PROPERTY OVERVIEW

1 - 3 +/- acre sites available

Sites for sale, lease, or build-to-suit

Zoned for office & commercial

Publix anchored retail center

John Wieland Development

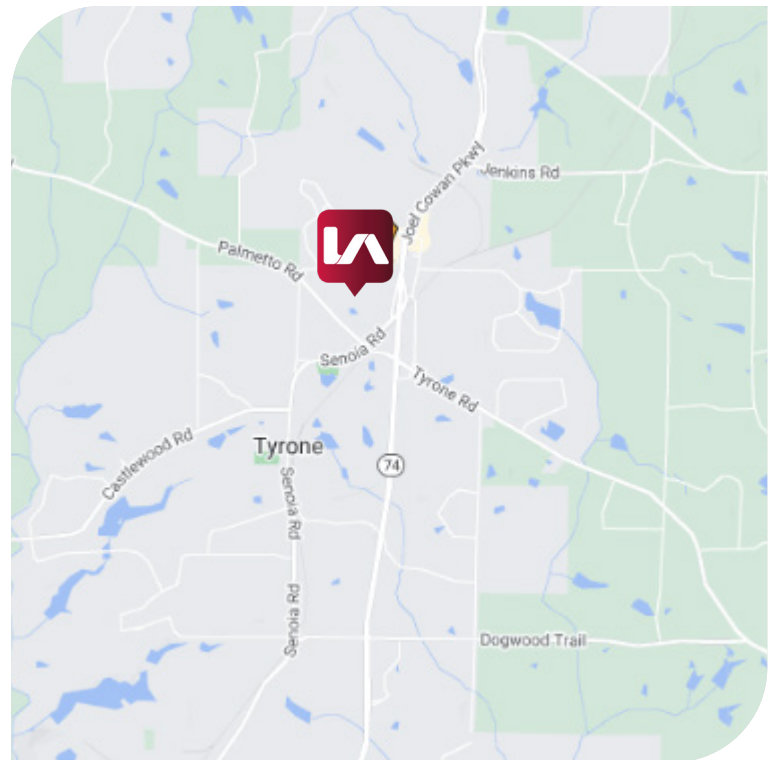
Graded sites with all utilities

Traffic signal in place

Access drive in place

Off-site detention

2025 traffic count: 34,381 ADT



JOHN DECOUTO, CCIM

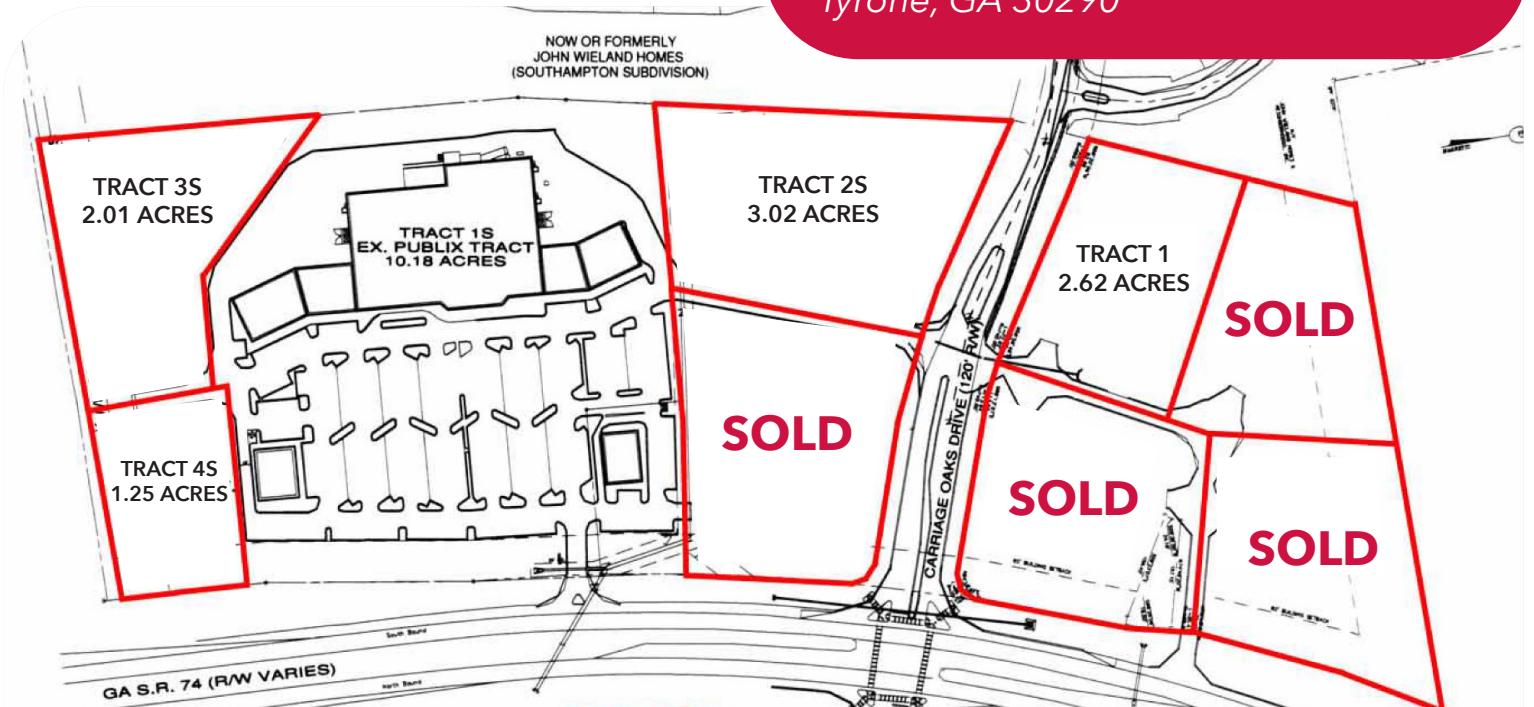
jdecouto@lee-associates.com

404.442.2822

FOR SALE

8.90 ACRES

Hwy 74 & Carriage Oaks Dr
Tyrone, GA 30290



Tyrone Center @ Southhampton Available Sites

OUTPARCEL	SIZE	SUBDIVIDABLE	PRICE
TRACT 1	2.62 AC	Yes	\$400,000
TRACT 2S	3.02 AC	No	\$750,000
TRACT 3S	2.01 AC	No	\$200,000
TRACT 4S	1.25 AC	No	\$175,000
BULK SALE	8.90 AC	No	\$1,500,000

Tyrone Center @ Southhampton 2024 Demographics

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS:	639	18,778	94,949
TOTAL POPULATION:	2,008	51,590	260,935
AVERAGE HH INCOME:	\$118,282	\$115,279	\$102,239

*Source: Costar

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