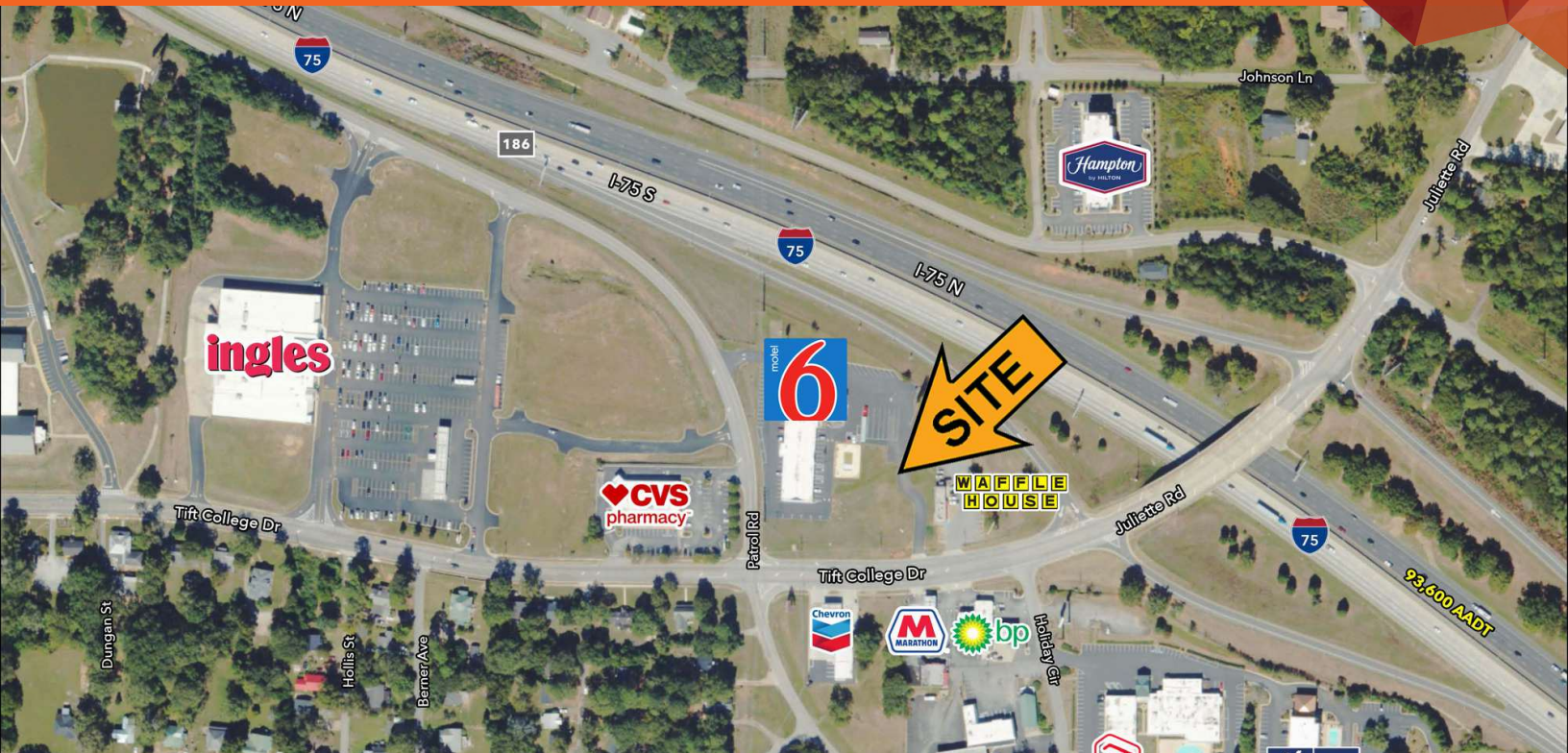


FORSYTH QSR

FOR LEASE

436-B TIFT COLLEGE DRIVE | FORSYTH, GA 31029




LOCATION DESCRIPTION

Site is located directly off I-75, just north of Macon, GA

PROPERTY HIGHLIGHTS

- New Construction – Up to 2,200 SF space with drive-thru
- Delivering January 2026
- Signage available on Tift College Drive
- Available interstate billboard visible from I-75 southbound
- Exit 186 on I-75 is a travel stop destination
- GA DOT Traffic Counts: I-75-93,200 AADT



 DEMOGRAPHICS	5 MILES	7 MILES	10 MILES
Population Density	11,463	15,031	21,740
Average HH Income	\$66,029	\$71,017	\$73,569
Daytime Population	13,194	15,738	21,202



KRIS MURPHY

kris.murphy@tscg.com

770.955.2434

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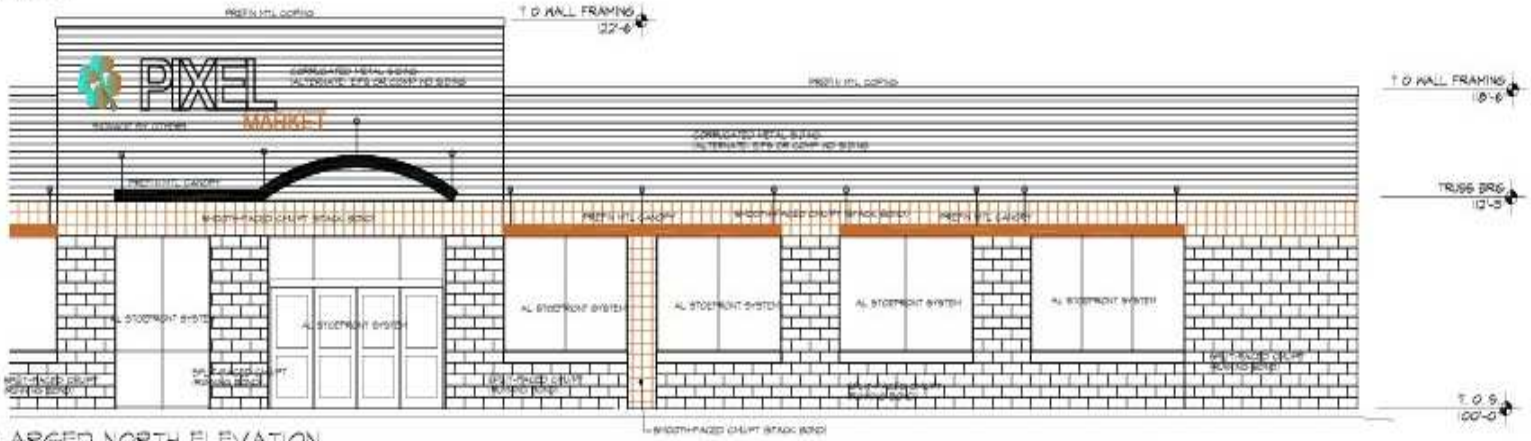
436-B TIFT COLLEGE DRIVE, FORSYTH, GA 31029

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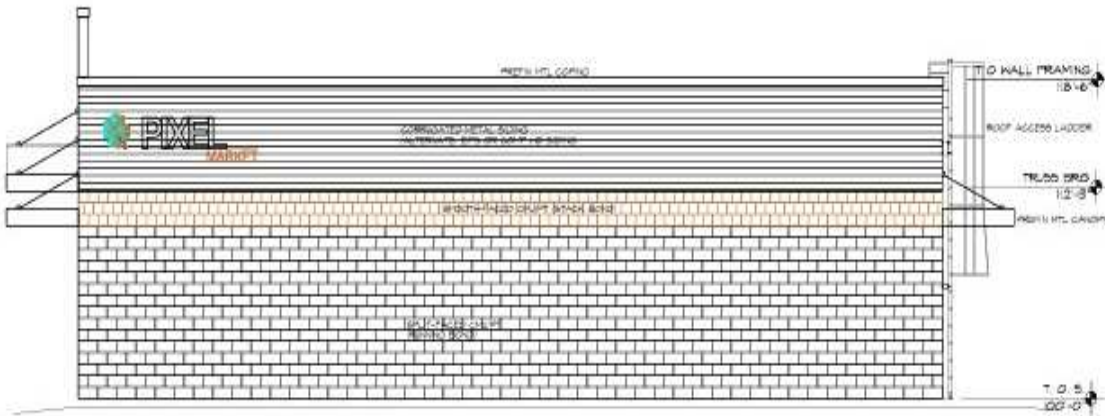
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



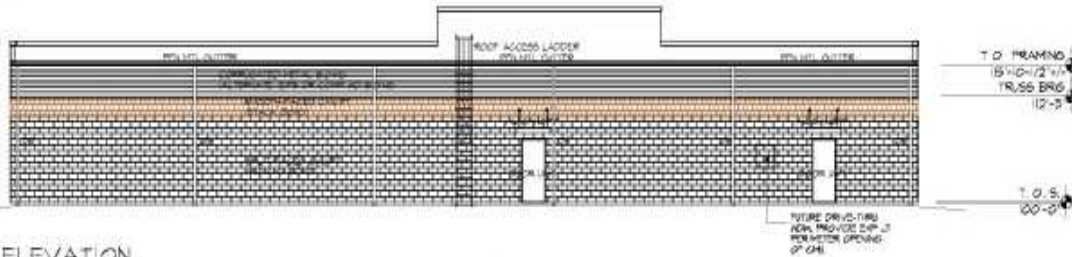
ENLARGED NORTH ELEVATION

SCALE: 1/4" = 1'-0"



ENLARGED EAST/WEST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



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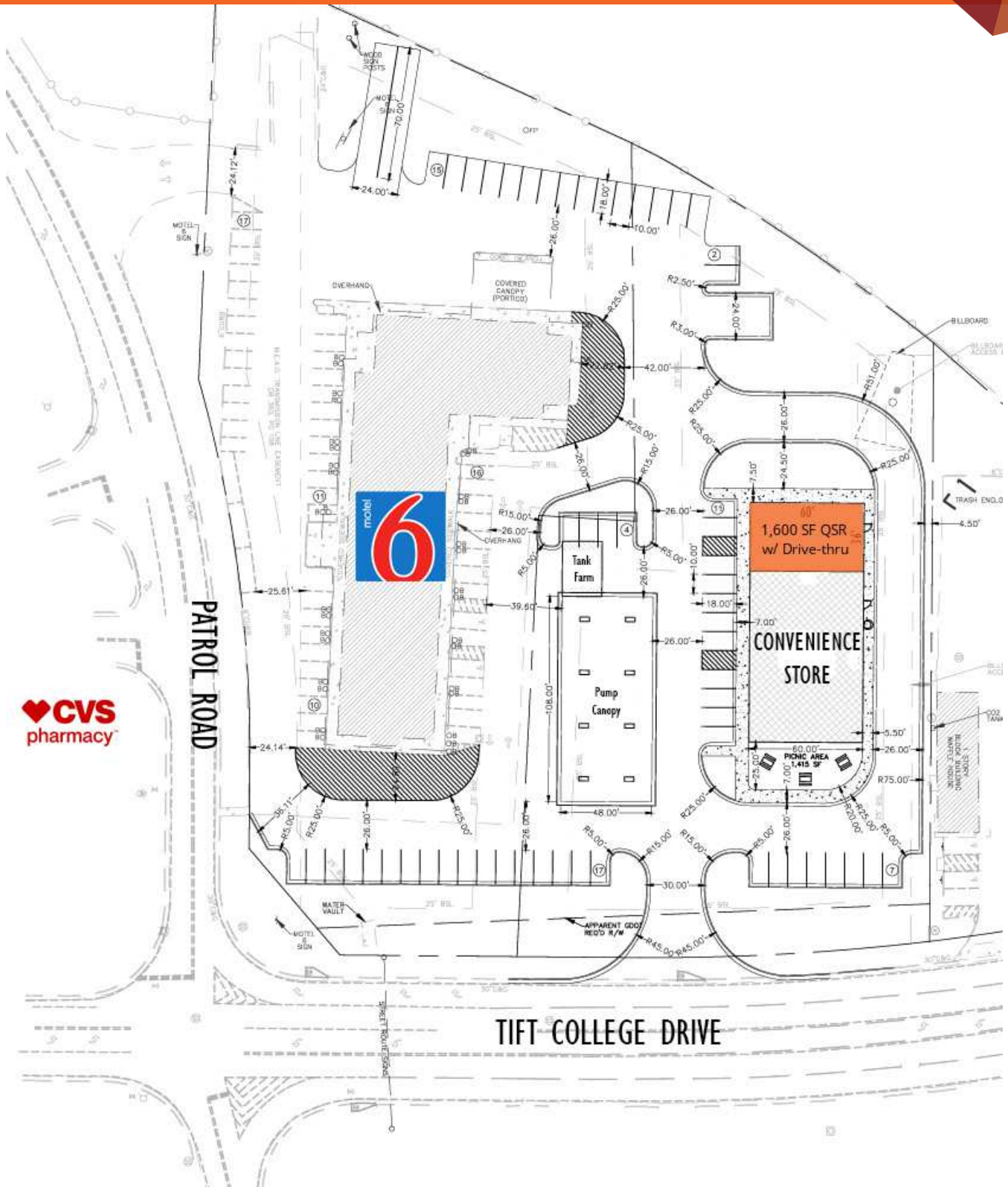
kris.murphy@tscg.com

770.955.2434

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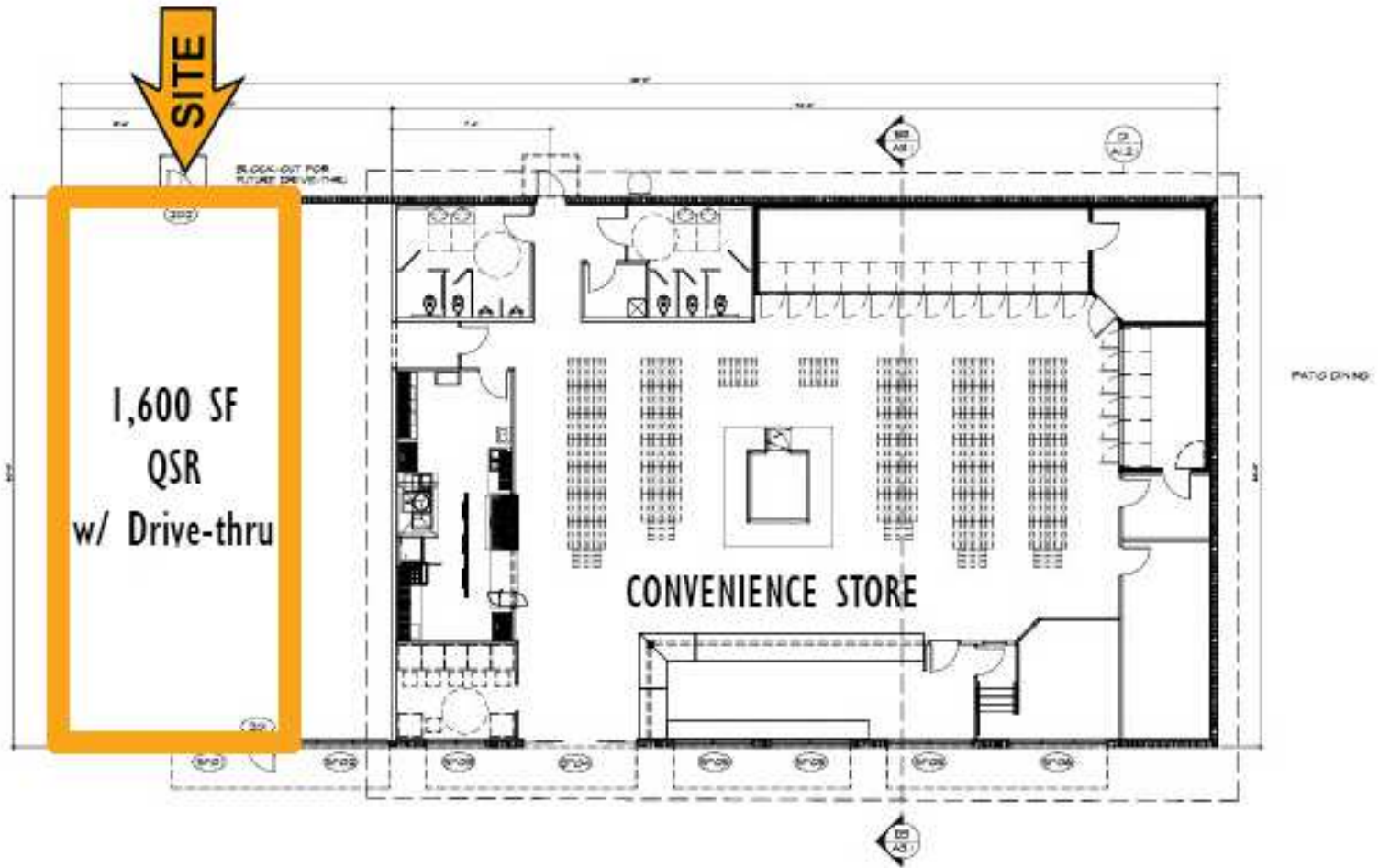
kris.murphy@tscg.com

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