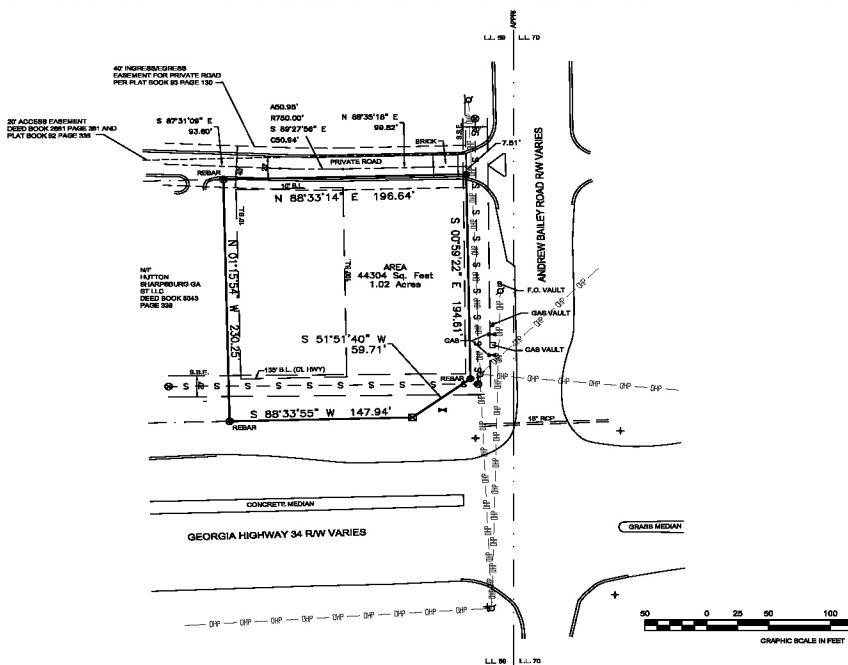


1.02 ACRES AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT 3400 Highway 34 | Sharpsburg, GA



PROPERTY HIGHLIGHTS

- ±1.02 Acres Available for Ground Lease or Build-to-Suit
- Prime hard-corner location at the signalized intersection of Highway 34 and Andrew Bailey Road in Sharpsburg
- Commercially zoned site
- Shared access easement with Dunkin' and Mr. Clean Car Wash providing excellent ingress and egress
- Located along a high-traffic retail corridor with strong visibility and exposure

Exclusive Agent

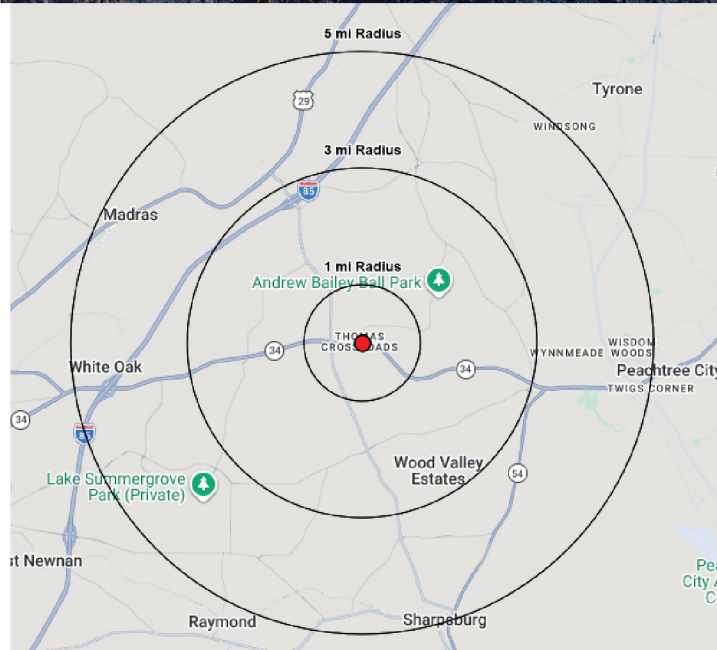
Archie Wanamaker | archie@crimre.com | (678) 516-6958

Clay Crim | clay@crimre.com | (404) 256-2960

GROUND LEASE OR BUILD TO SUIT



1.02 ACRES AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT
3400 Highway 34 | Sharpsburg, GA



Demographics

	1-Mile	3-Mile	5-Mile
Total Population	2,546	21,628	69,335
Median Age	44.3	43.1	41.4
Number of Businesses	324	1,019	3,272
Daytime Population	1,906	6,307	23,709



Household/Income

	1-Mile	3-Mile	5-Mile
Total Households	967	7,957	26,183
Average HH Income	\$166,258	\$157,736	\$146,762
Median HH Income	\$137,731	\$126,916	\$117,866

Traffic Counts

Hwy. 34 - 26,400 Cars Per day (2024 GA DOT)

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