



OFFERING MEMORANDUM

# HIGH-EXPOSURE US-1 FRONTAGE WITH CONTINUOUS DAILY TRAFFIC

201 N US 1  
LOUISVILLE, GA 30434

0.89 ACRE  
COMMERCIAL

LISTED BY

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KELLER WILLIAMS COMMERCIAL  
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LICENSE # GA 416596

Middle Ground Road

201 N. US-1  
0.89 Acres

HWY US-1

HWY US-1

# IMPORTANT DISCLOSURES

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# 01

## PROPERTY OVERVIEW

THE OFFERING

PROPERTY SUMMARY



# THE OFFERING

This offering presents the opportunity to acquire a strategically positioned convenience store and fuel center located directly on US-1 in the heart of Louisville, Georgia. Situated within Jefferson County's dominant retail corridor, the property benefits from exceptional visibility, established fuel infrastructure, and strong daily traffic generated by local residents, commuters, hospital employees, industrial workers, and surrounding national retailers. The site offers substantial upside through expanded convenience retail operations including COAM gaming, branded food programs, beer and wine sales, lottery, money services, and additional inside-sales growth initiatives. With limited nearby competition, direct frontage along the county's primary north-south artery, and positioning within an underserved market, the property represents a compelling value-add opportunity for owner-operators, regional convenience store groups, and investors seeking a high-visibility fuel and retail asset in Middle Georgia.

PROPERTY ADDRESS

201 N US 1

ACRE

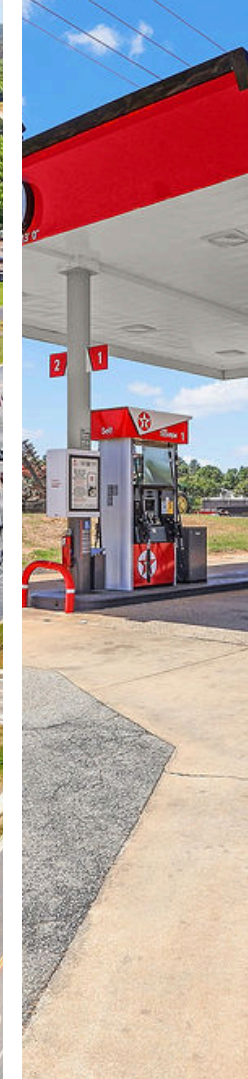
0.89

PROPERTY TYPE

Commercial

ASKING PRICE

\$1,300,000



INVESTMENT OVERVIEW



**KW** COMMERCIAL SM

# PROPERTY SUMMARY

Located directly on US-1 in Louisville, Georgia, this convenience store and fuel center offers a compelling value-add opportunity within Jefferson County's dominant retail corridor. The property features strong visibility, direct frontage, upgraded fuel infrastructure, and consistent traffic from commuters, local residents, hospital employees, and industrial workers. Situated on approximately  $\pm 0.89$  acres and surrounded by national retailers including McDonald's, Ingles, Popeyes, Subway, Dollar General, and Family Dollar, the site is strategically positioned within an underserved market with limited nearby competition. The property also offers significant upside through expanded convenience retail operations including COAM gaming, branded food programs, beer and wine sales, lottery, money services, and additional inside-sales growth opportunities.

## Property Highlights

- Direct frontage along US-1, Jefferson County's primary north-south retail corridor
- Strong visibility with consistent commuter, industrial, hospital, and local traffic
- Existing fuel infrastructure with upgraded pumps already in place
- Positioned within Louisville's dominant commercial and retail node
- Surrounded by national retailers including McDonald's, Ingles, Popeyes, Subway, Dollar General, and Family Dollar
- Significant upside through expanded inside-sales operations
- Opportunity for COAM gaming, branded hot food, beer & wine sales, lottery, and money services
- Limited nearby competition with measurable retail leakage from surrounding markets
- Located near Jefferson Hospital and major industrial employers
- Below replacement cost opportunity with established convenience retail positioning
- Ideal for owner-operators, regional c-store groups, or value-add retail investors
- Strong accessibility and visibility within an underserved Middle Georgia market



# 02

## AREA OVERVIEW

AREA OVERVIEW

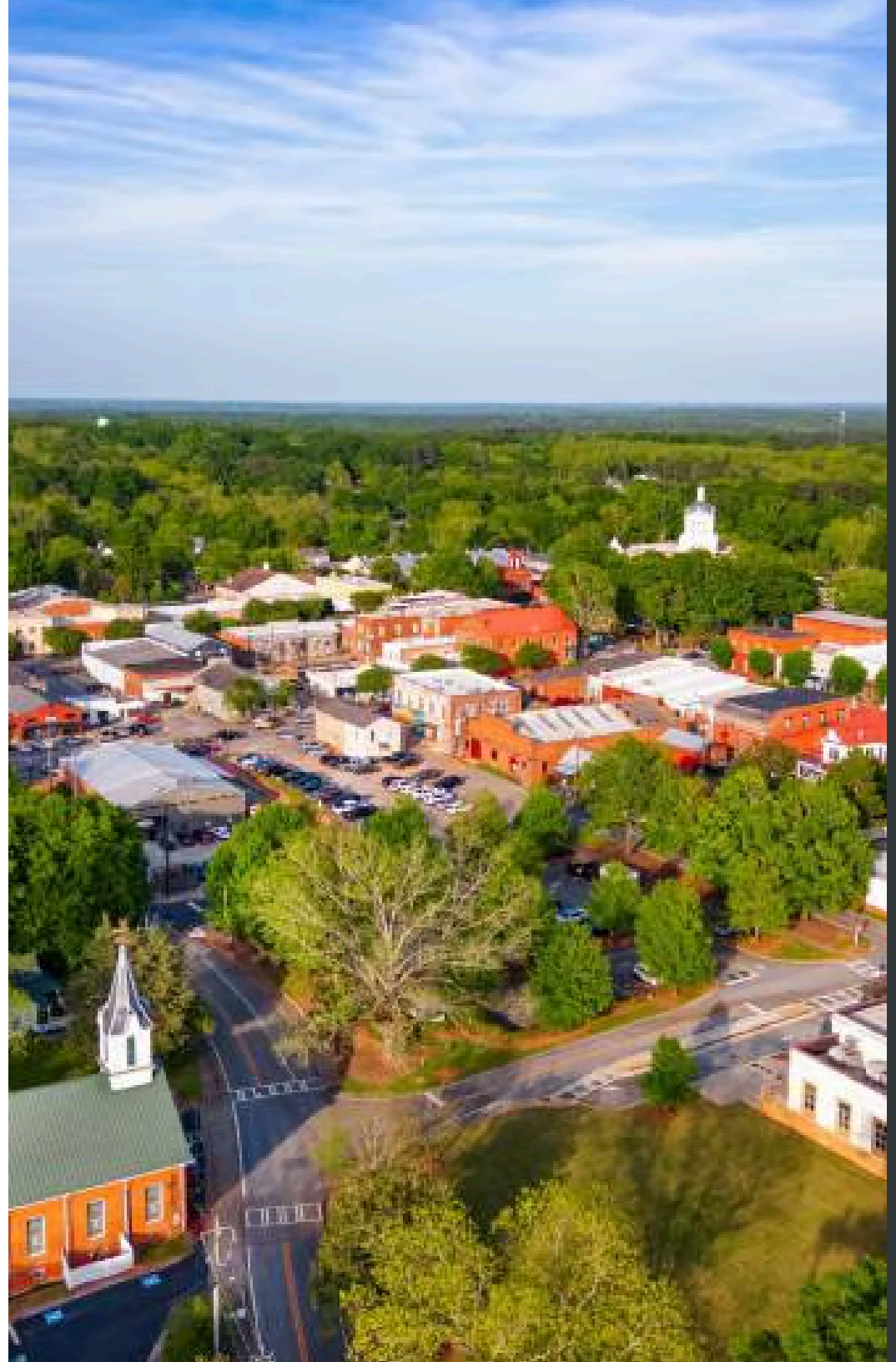
NEARBY AMENITIES

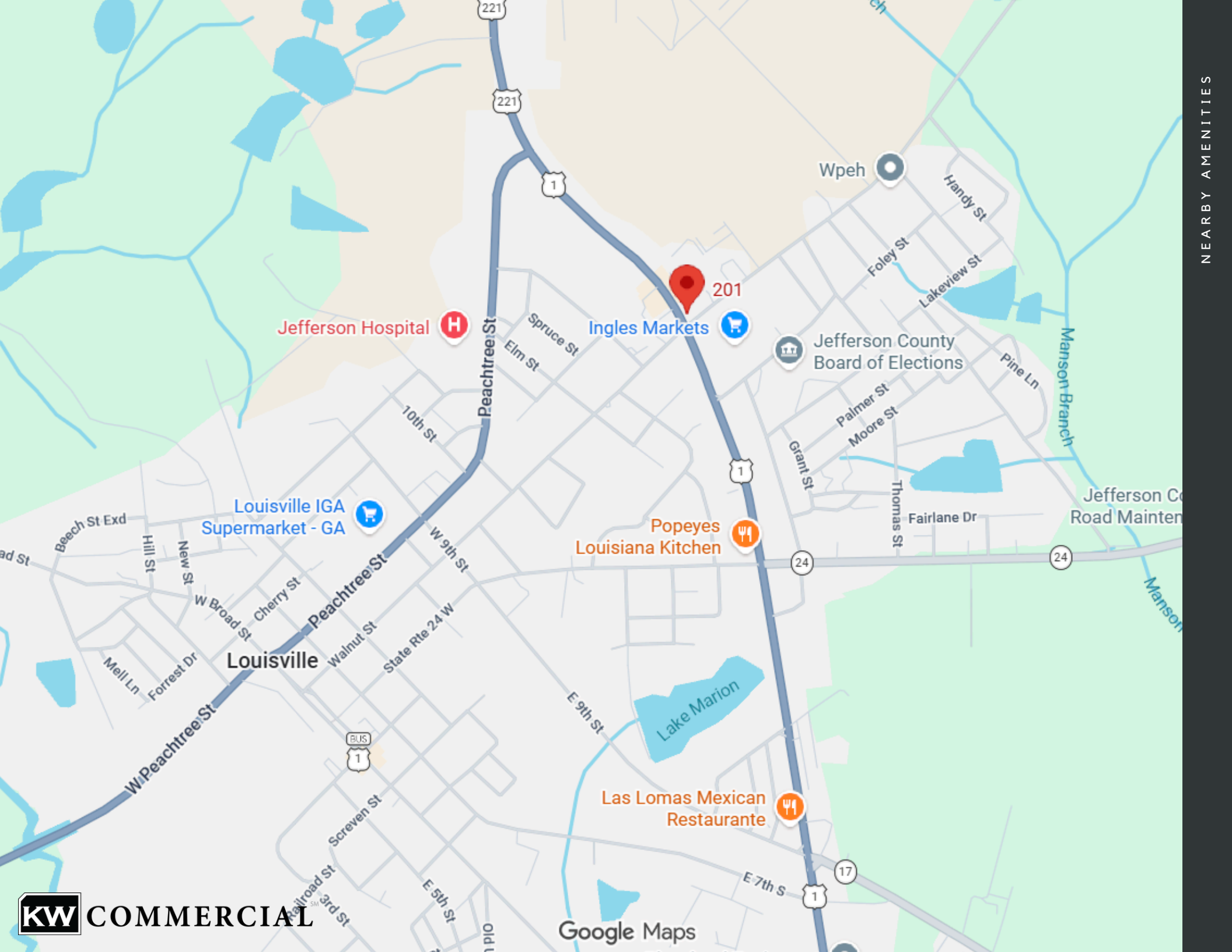


# LOCATION OVERVIEW

## LOUISVILLE, GA

Located in Louisville, Georgia, the county seat of Jefferson County, the property sits along US-1, the area's primary north-south corridor and most established commercial artery. The location benefits from consistent daily traffic generated by local residents, regional commuters, hospital employees, industrial workers, and government activity throughout the county seat. Surrounding national retailers including McDonald's, Ingles, Popeyes, Subway, Dollar General, and Family Dollar reinforce the corridor as Jefferson County's dominant retail destination. With limited nearby competition and the nearest major retail corridors located approximately 25–30 minutes away, the property is strategically positioned to capture both local convenience demand and broader regional consumer traffic within an underserved Middle Georgia market.





Jefferson Hospital

Ingles Markets

201

Louisville IGA Supermarket - GA

Popeyes Louisiana Kitchen

Jefferson County Board of Elections

Louisville

Las Lomas Mexican Restaurante

# LOCATION HIGHLIGHTS

The property is strategically positioned along US-1 in Louisville, Georgia, the county seat and primary commercial hub of Jefferson County. As the only continuous north-south arterial through the county, US-1 provides strong daily visibility and connectivity for local commuters, regional travelers, and commercial traffic. The surrounding corridor serves as Louisville's dominant retail node and is anchored by national retailers including McDonald's, Ingles, Popeyes, Subway, Dollar General, and Family Dollar, along with nearby government offices, schools, and Jefferson Hospital. Major local employers within the market include the Louisville Airport Industrial Park and Kings Mill Industrial Park, generating consistent daytime traffic and workforce demand. With limited competing retail corridors within a 25–30 minute radius, the location benefits from strong local consumer reliance and measurable retail leakage throughout the broader trade area.

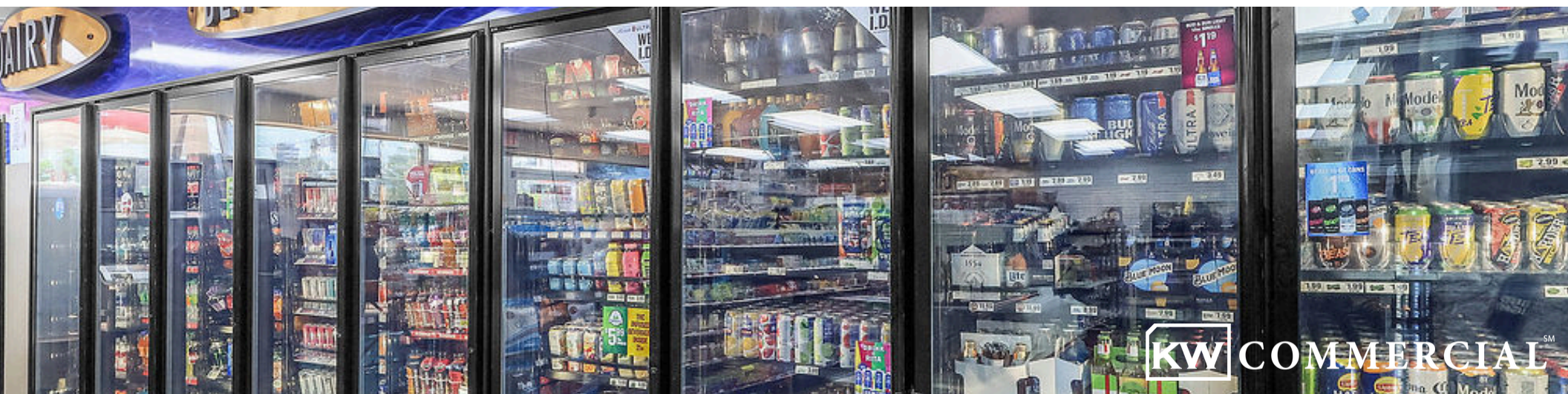
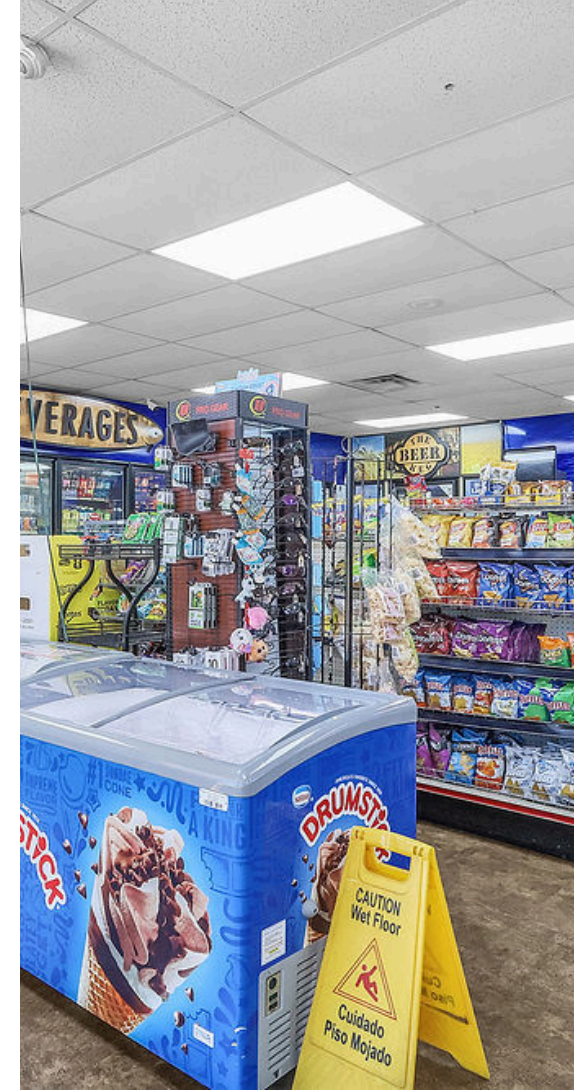
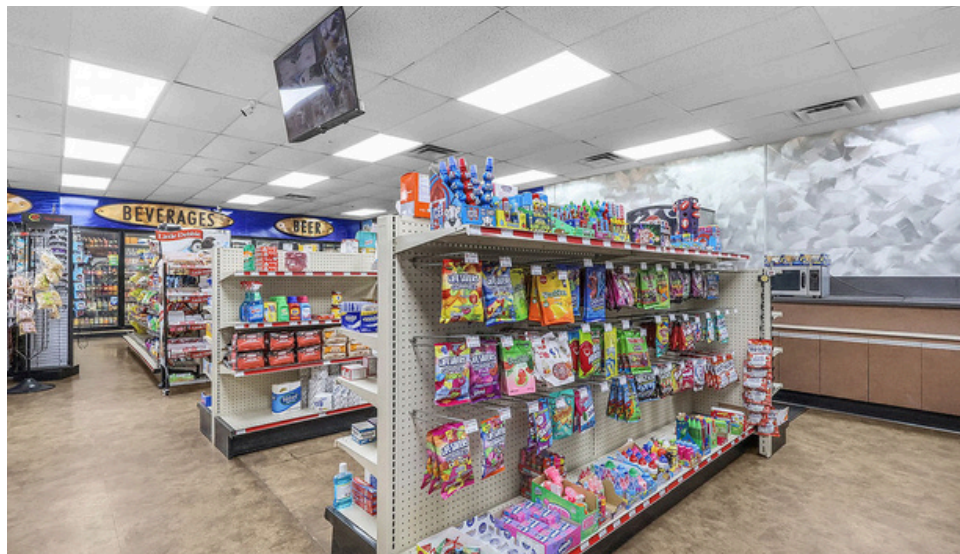
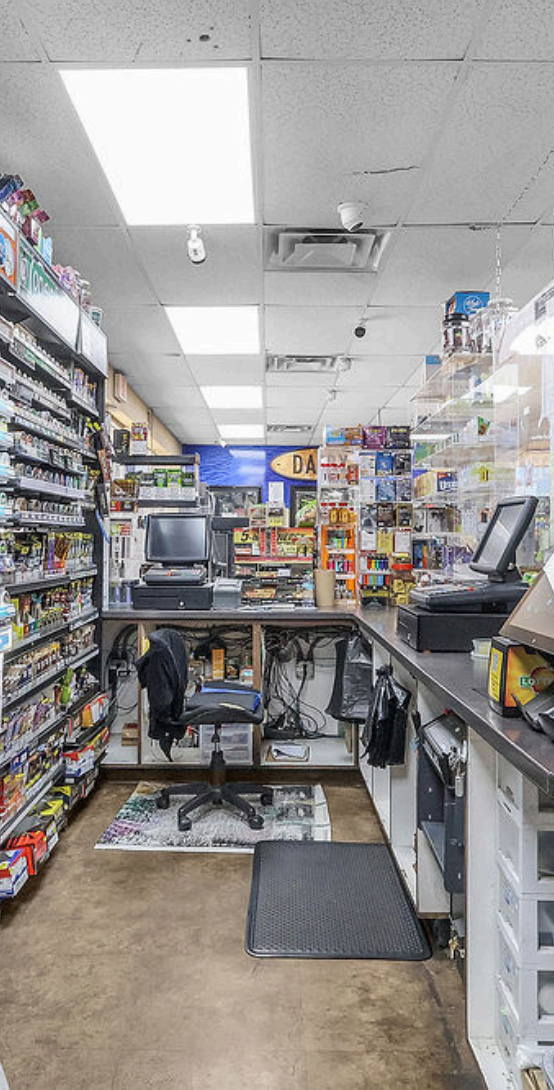


# 03

## PROPERTY PHOTOS



PROPERTY PHOTOS





# 03

## AERIALS



# AERIALS







## CONTACT

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