

FORMER POPEYES FOR SALE

105 LITE N TIE ROAD
GRAY, GA 31032
JONES COUNTY

±2,250 SF
±0.84 ACRE

ASKING PRICE:
\$1,595,000



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PROPERTY INFORMATION

- Freestanding $\pm 2,250$ SF commercial building situated on ± 0.84 acres
- Existing drive-thru infrastructure offers immediate potential for restaurant or quick service users
- Functional site layout with three curb cuts
- Ample parking with 21 lined parking spaces and 2 handicap spaces
- Surrounded by many established national and local retailers including Ace of Gray, Dairy Queen, Ingles, and Aldi
- High exposure location in the heart of Gray's primary commercial corridor – conveniently positioned between Macon and Milledgeville
- FF&E included (call Agent for details)



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DEMOGRAPHICS & TRAFFIC COUNTS

Traffic Count (GDOT 2024 Estimate)
Gray Highway – 18,600 VPD

105 Lite N Tie Road - Gray, GA

POPULATION	1 MILE	3 MILE	5 MILE
2026 POPULATION	1,296	8,226	12,177
2031 ESTIMATED POPULATION	1,307	8,304	12,274
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2026 HOUSEHOLDS	582	3,055	4,575
2031 HOUSEHOLD ESTIMATES	592	3,100	4,638
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2026 HH INCOME	\$93,793	\$89,738	\$93,024
2031 HH INCOME ESTIMATE	\$103,338	\$100,881	\$105,362

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



\$89,738



8,226



3,055



4.3%

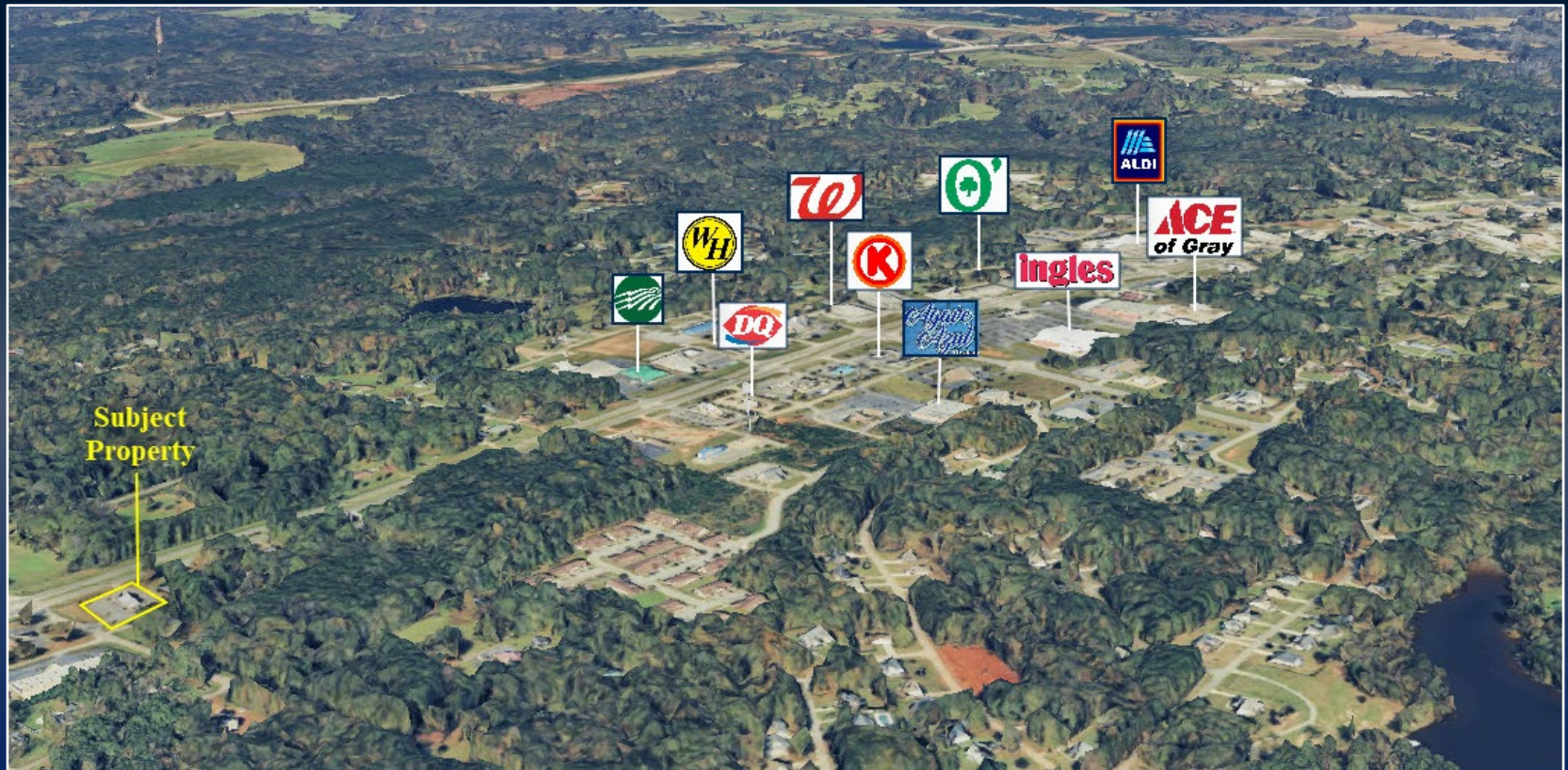


3,851

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AERIAL MAP



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ADDITIONAL PHOTOS



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