

MEDICAL/OFFICE LAND FOR SALE

+/-1.77 ACRE SITE IN MEDICAL OFFICE PARK

OAK HILL BLVD, NEWNAN, GA 30265



OFFERING SUMMARY

SALE PRICE:	\$200,000
LOT SIZE:	+/-1.77 Acres
ZONING:	OI - Office/Institutional
MARKET:	Atlanta
SUBMARKET:	Coweta/Fayette
TRAFFIC COUNT:	32,700 VPD
PRICE / AC:	\$112,994.35

PROPERTY OVERVIEW

LAST SITE AVAILABLE +/-1.77 Acre Site in Existing Medical Office Park. Located directly off of E HWY 34 in Newnan. Property is situated minutes from I-85, Exit 47 in Coweta County, south of Metro Atlanta. Coweta County is one of the fastest growing counties in Georgia with a growth rate of over 14% in the last ten years and a projected growth rate of 20% over the next ten years. Newnan is home to Piedmont Newnan Hospital and City of Hope.

PROPERTY HIGHLIGHTS

- +/-1.77 Acre Pad-Ready Site
- Ideal Location for Medical or Professional Office
- Well-Maintained Office Park
- Property Visible from E Hwy 34
- Located 3 Miles from I-85, Exit 47
- All Utilities Available
- Easily Accessible from Fayette, Coweta and Troup Counties
- Traffic Count E HWY 34: 32,700 VPD
- Zoning: OI - Office/Institutional
- Sales Price: \$200,000
- Coweta County

KW COMMERCIAL
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Suite 235
Newnan, GA 30265

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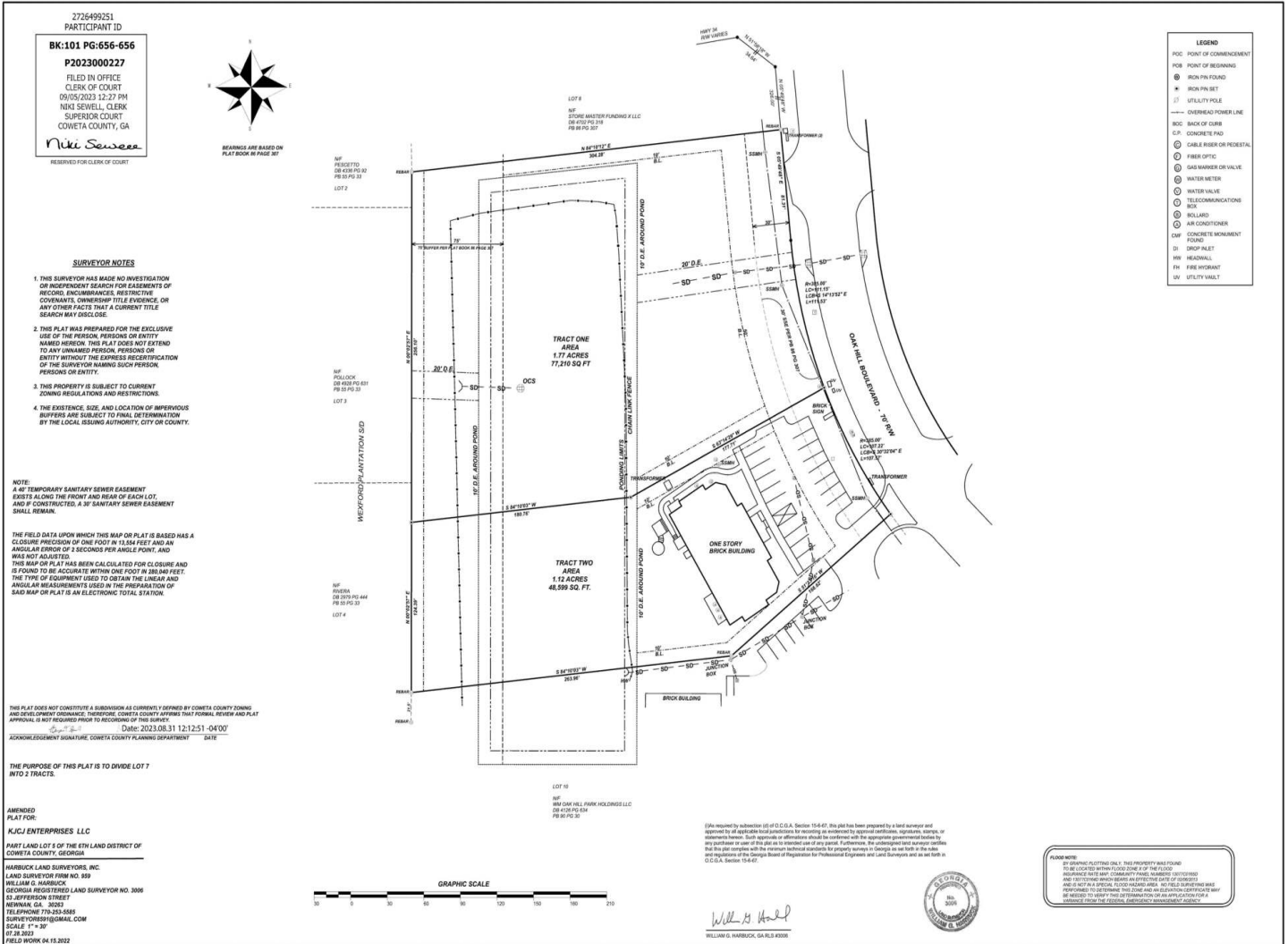
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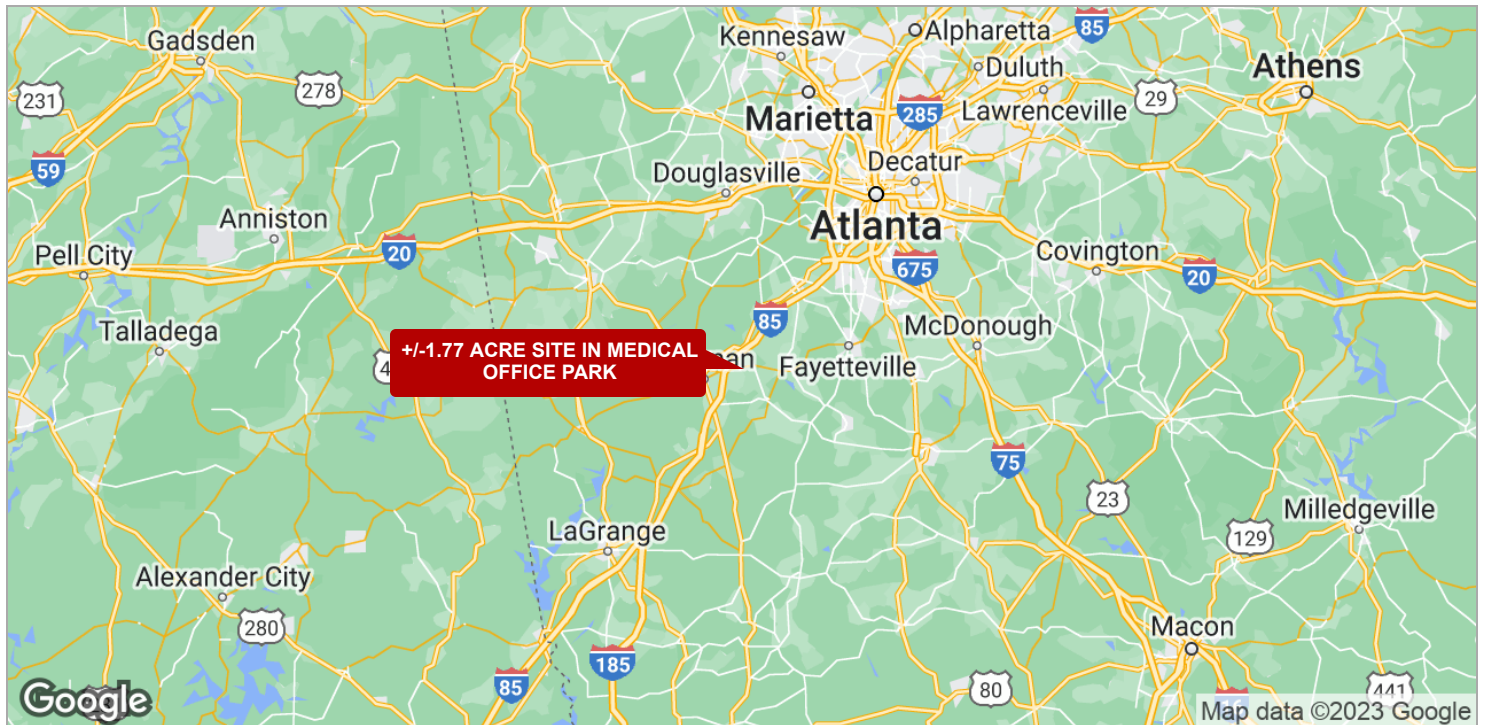
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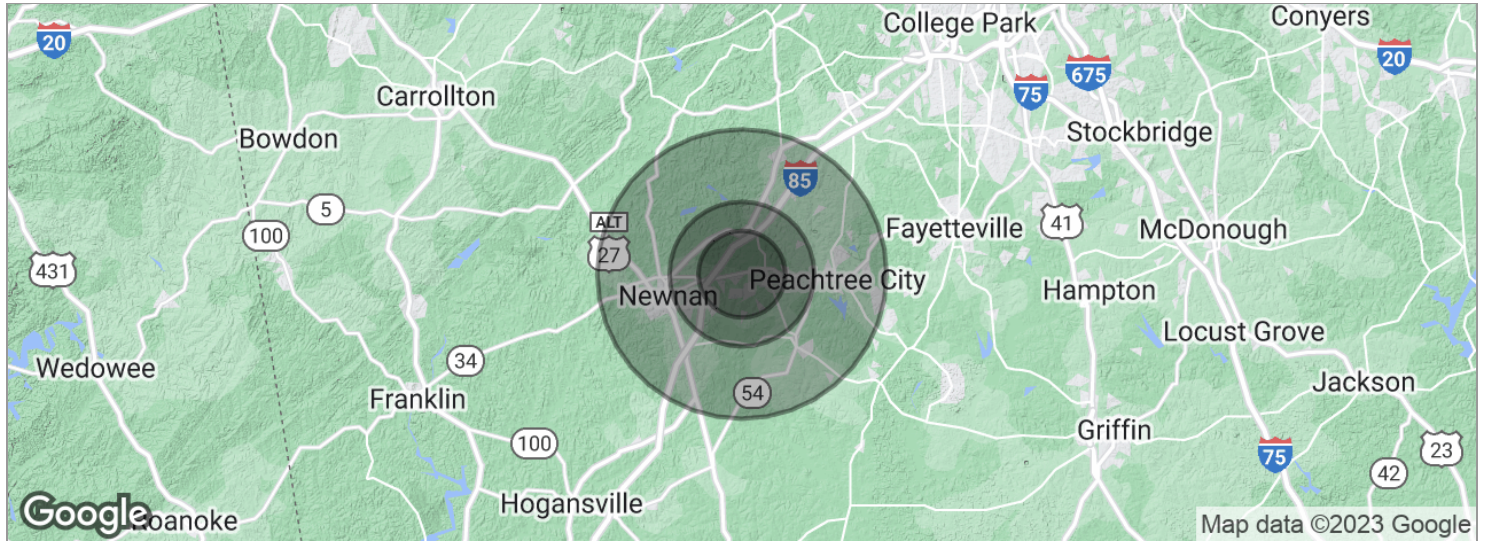
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POPULATION	3 MILES	5 MILES	10 MILES
Total population	29,601	62,531	164,865
Median age	39.5	39.2	40.3
Median age (male)	38.1	37.7	39.2
Median age (Female)	40.6	40.5	41.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	11,720	24,624	63,827
# of persons per HH	2.5	2.5	2.6
Average HH income	\$98,959	\$99,281	\$101,760
Average house value	\$234,585	\$239,948	\$265,929

* Demographic data derived from 2020 ACS - US Census

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