



**13.4 Acres
Zoned Heavy
Commercial
Many Potential
Uses
\$1,500,000**

LEE ROAD, LITHIA SPRINGS, GA 30122
LITHIA SPRINGS, GA 30122

**Part of the Lee Road
Corridor Plan and Livable
Centers Initiative**

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PROPERTY SUMMARY 1

Lee Road - 13.4 acres

Lee Road | Lithia Springs, GA 30122



Property Summary

Lot Size: 13.40 Acres
Price: \$1,500,000
Zoning: C-H

Property Overview

13.4 Acres, gentle topography, developable acreage, zoned CH

Location Overview

Lithia Springs / Douglasville area near I-20 and Fairburn Rd.

PROPERTY SUMMARY

Lee Road - 13.4 acres

Lee Road | Lithia Springs, GA 30122

Property Overview

This 13.4-acre parcel of land, zoned for Heavy Commercial (HC) use, presents a range of development opportunities. The HC zoning readily accommodates a grocery store-anchored shopping center, aligning with current market trends and consumer demand.

The County's receptiveness to Planned Residential Development (PRD), Planned Unit Development (PUD), or Mixed-Use Projects adds another layer of flexibility for prospective developers, enabling the creation of vibrant, integrated communities that combine residential, commercial, and recreational uses.

The property's strategic location enhances its appeal. Situated within the Lee Road Small Area and Corridor Plan, it benefits from planned infrastructure improvements and development initiatives aimed at fostering economic growth and community well-being. As part of the Livable Centers Initiative, an Atlanta Regional program, the site is recognized for its potential to become a walkable, mixed-use center that offers a high quality of life for residents and visitors.

The site has over 13,000 vehicles passing by daily. Its proximity to I-20 and connection to Fairburn Road ensure convenient access for residents, customers, and employees.

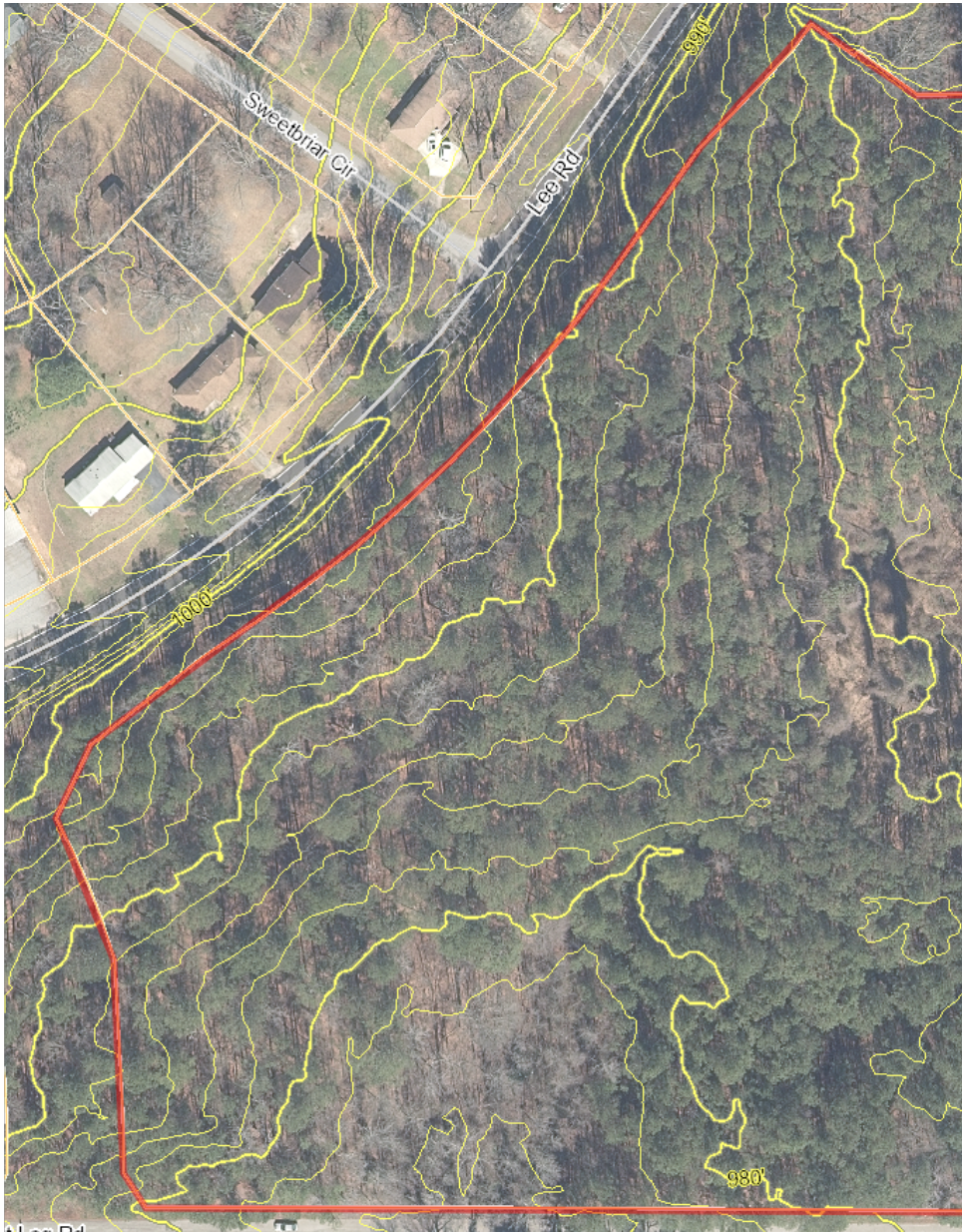
The property is priced to accommodate the need for sewer development from two possible points in the area.



PROPERTY SUMMARY

Lee Road - 13.4 acres

Lee Road | Lithia Springs, GA 30122



Lot Size: 13.40 Acres

APN: 1182-09-2-0-039

Zoning: C-H

Address 1: Lee Road

Address 2: Lithia Springs, GA 30122

County: GA - Douglas

Property Description

This property features a rolling topography, and is heavily covered with mature trees. Public water is available on site, and sewer has been identified by Douglas WSA to the north within approximately 900 ft. or 1900 ft. The property

PROPERTY PHOTOS

Lee Road - 13.4 acres

Lee Road | Lithia Springs, GA 30122



PROPERTY PHOTOS

Lee Road - 13.4 acres

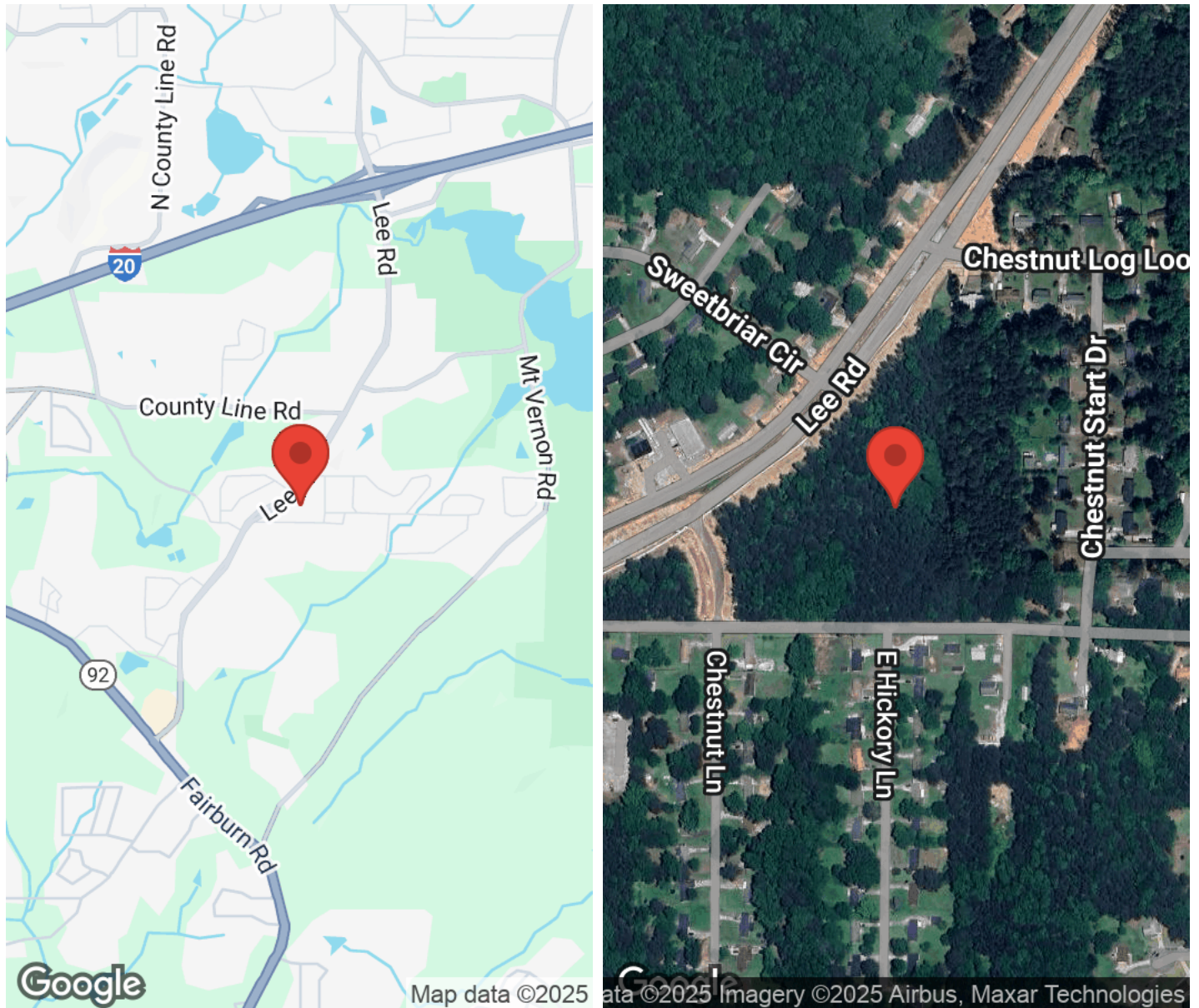
Lee Road | Lithia Springs, GA 30122



LOCATION

Lee Road - 13.4 acres

Lee Road | Lithia Springs, GA 30122



Location Overview

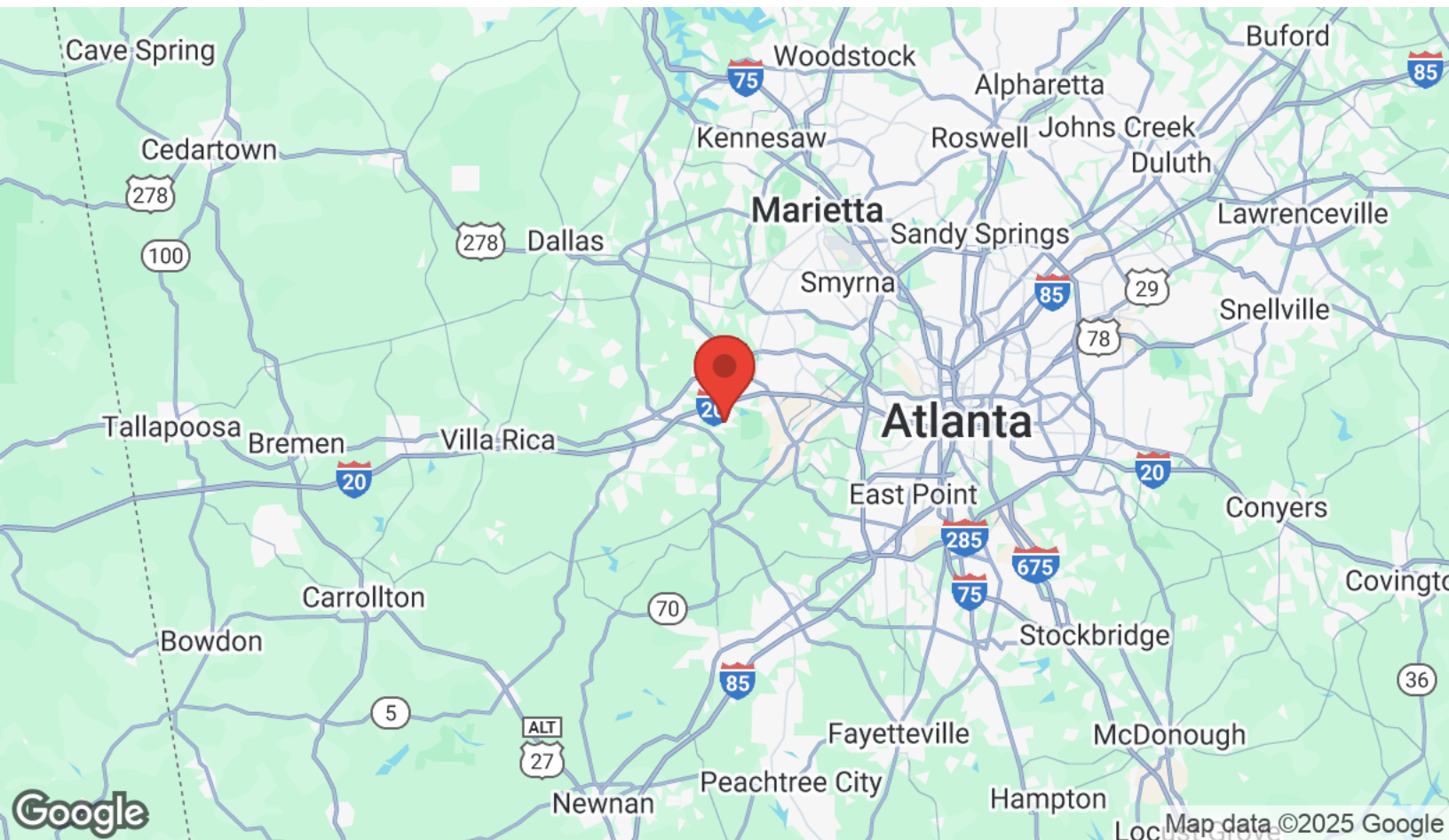
This prime location boasts unparalleled accessibility and convenience, situated just two miles from Exit 41 off I-20 on Lee Road in Lithia Springs. This property is located within a mile of a bustling Publix-anchored retail center on Fairburn Road.

The property is less than three miles from the scenic beauty of Sweetwater Creek State Park and George H Sparks Reservoir. Additionally, Wellstar Douglas Medical Center is a mere six miles away.

AREA OVERVIEW

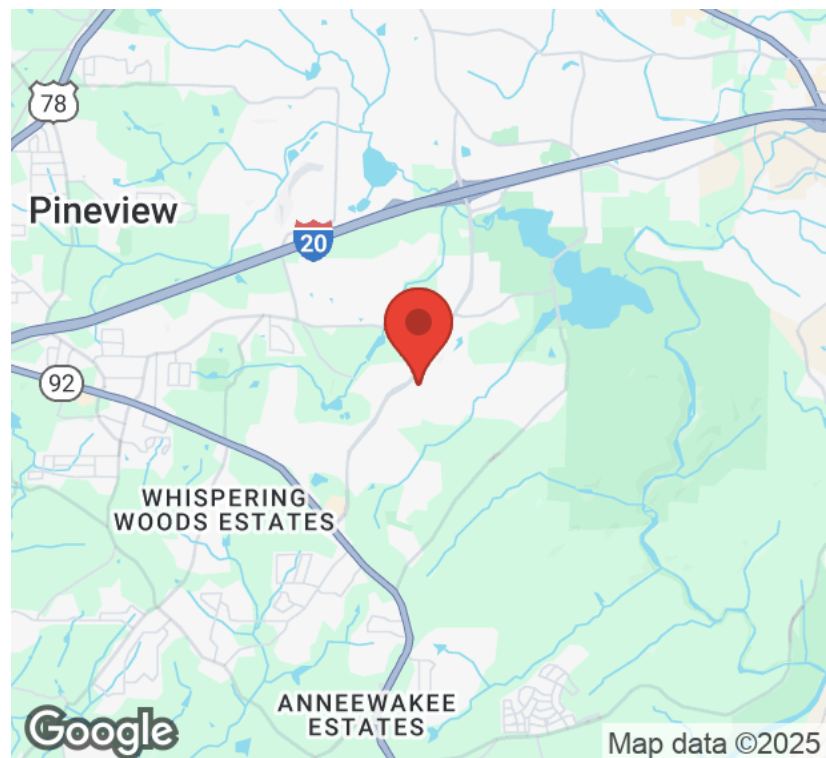
Lee Road - 13.4 acres

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Lithia Springs

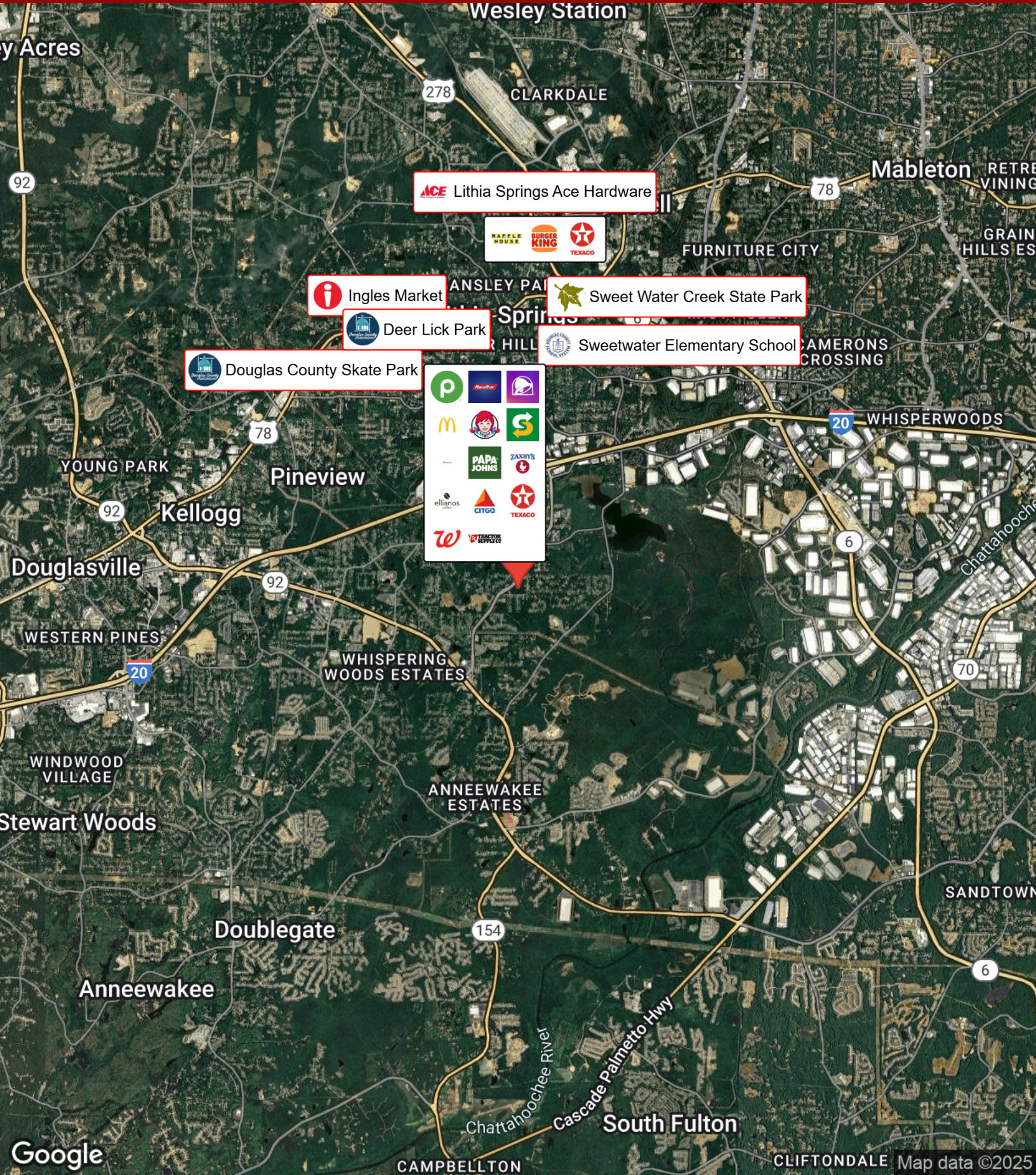
Named for its historic lithia mineral water springs, Lithia Springs is a formerly incorporated city in northeastern Douglas County. Lithia Springs is home to Sweetwater Creek State Park where visitors can hike, fish and boat. Sweetwater Park was also home to scenes from movies such as Hunger Games and Avengers. Lithia Springs also has a booming datacenter hub with large corporations such as Google and Switch calling it home.



BUSINESS MAP

Lee Road - 13.4 acres

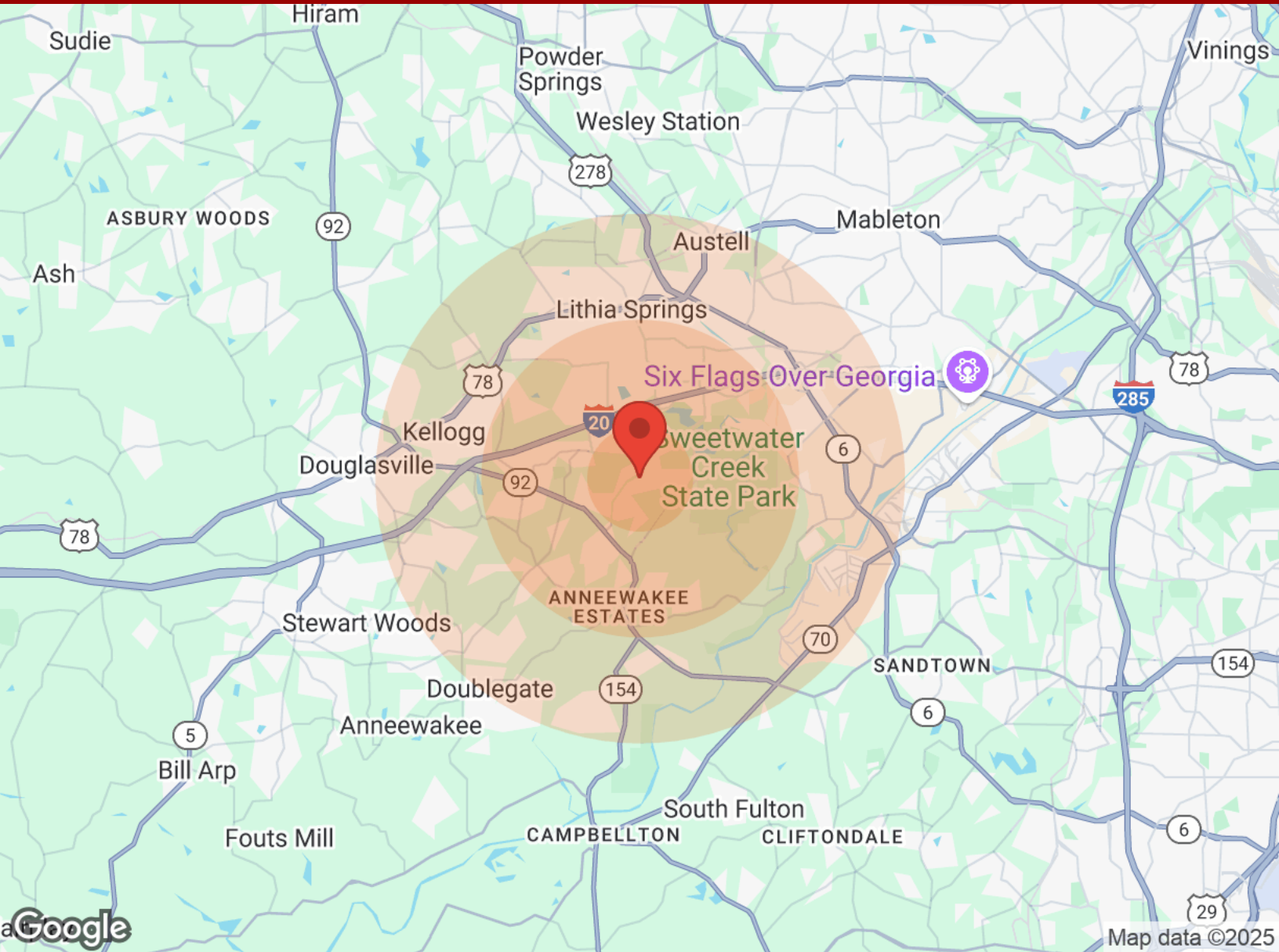
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DEMOGRAPHICS

Lee Road - 13.4 acres

Lee Road | Lithia Springs, GA 30122



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	3,783	16,284	43,946	Median	\$53,662	\$52,651	\$48,650
Female	3,688	16,697	45,481	< \$15,000	129	1,043	3,265
Total Population	7,471	32,981	89,427	\$15,000-\$24,999	229	869	3,133
				\$25,000-\$34,999	213	1,416	3,981
Age	1 Mile	3 Miles	5 Miles	\$35,000-\$49,999	728	2,157	5,256
Ages 0-14	1,749	7,968	22,108	\$50,000-\$74,999	622	2,561	6,555
Ages 15-24	1,126	4,865	13,860	\$75,000-\$99,999	469	2,144	4,770
Ages 25-54	2,996	12,797	34,177	\$100,000-\$149,999	267	1,466	3,654
Ages 55-64	812	3,481	9,341	\$150,000-\$199,999	9	337	843
Ages 65+	788	3,870	9,941	> \$200,000	N/A	171	570
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	3,105	13,425	32,735	Total Units	3,012	13,339	35,946
Black	3,664	16,637	47,243	Occupied	2,700	11,976	31,645
Am In/AK Nat	N/A	12	85	Owner Occupied	1,730	7,758	19,540
Hawaiian	N/A	3	8	Renter Occupied	970	4,218	12,105
Hispanic	1,112	4,053	13,322	Vacant	312	1,363	4,301
Multi-Racial	1,264	5,162	17,280				

CONTACT INFORMATION

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