

## Executive Summary

### 28.52 ACRE COMMERCIAL DEVELOPMENT TRACT



#### FOR SALE:

**Address:** 1379 US Hwy 19 S,  
Leesburg, GA 31763

**Price:** \$2,295,000

**Acreage:** 28.521 acres

**Zoning:** C-2

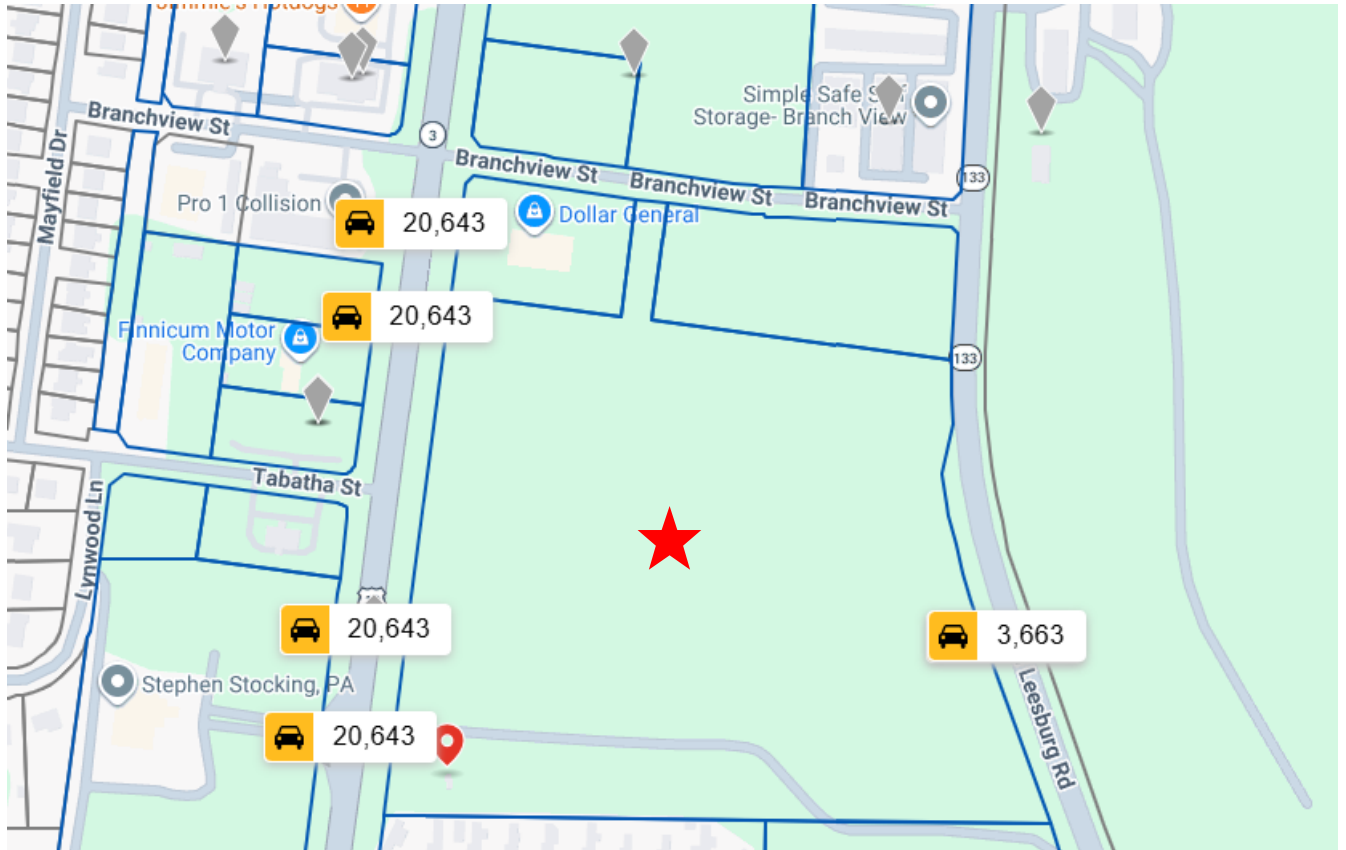
**Tax Parcel:** 040C 212

#### HIGHLIGHTS:

- Large commercial development tract along rapidly expanding corridor in southern Lee County
- 20,643 VPD at US Hwy 19 S
- Extensive frontage (1,092') on US Hwy 19S; 994' frontage along GA Route 133
- Conceptual development plans available
- Recent development in area includes Five Star Credit Union; Mavis Tires, Ellianos, Dairy Queen
- 15,485 population within 3 miles radius



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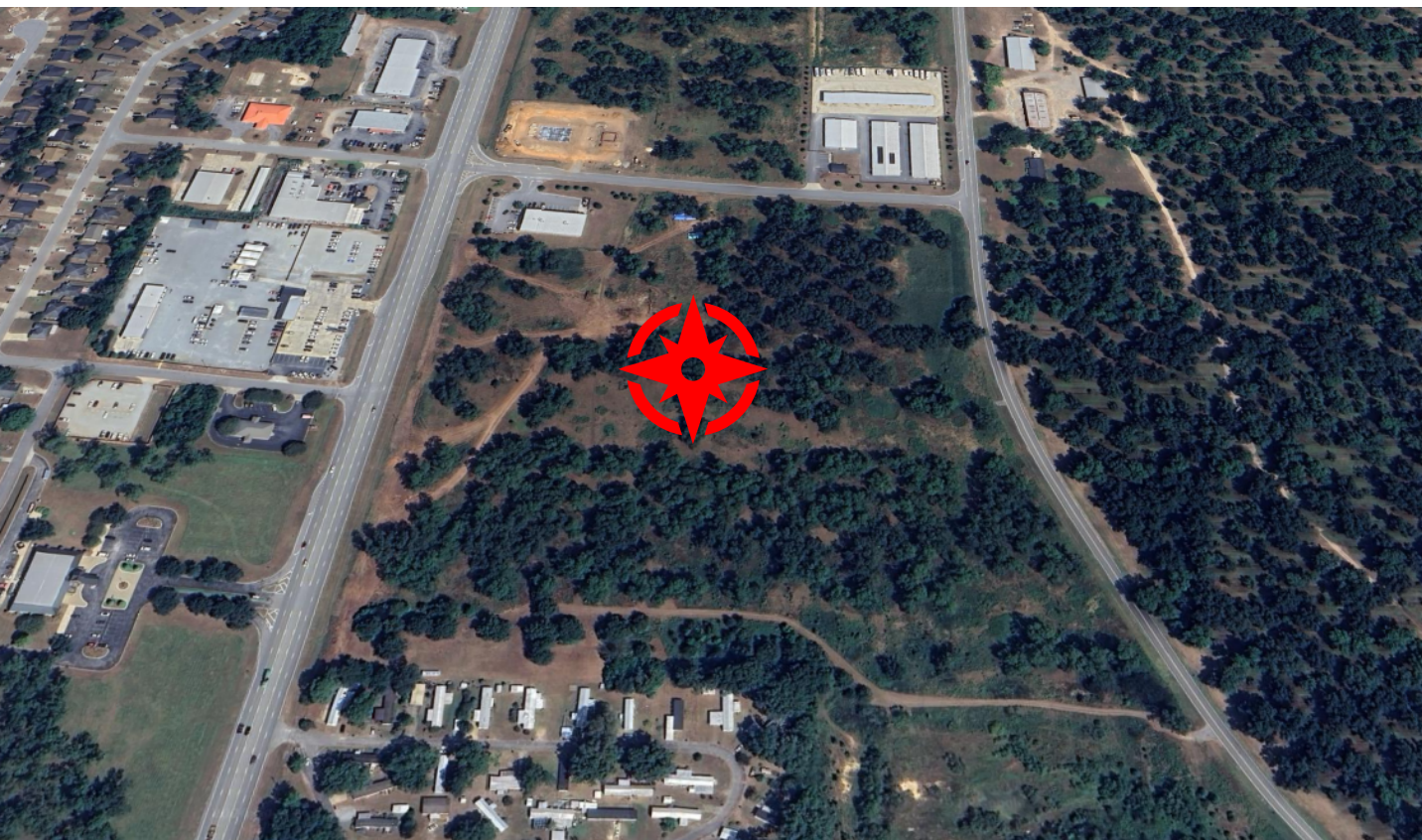
## Traffic >>

| Collection Street     | Cross Street       | Traffic Vol | Last Mea... | Distance |
|-----------------------|--------------------|-------------|-------------|----------|
| Walnut Street         | Walnut Street N    | 20,643      | 2026        | 0.06 mi  |
| Walnut Street         | Walnut Street S    | 20,643      | 2026        | 0.07 mi  |
| Old Leesburg Road     | Branchview St N    | 4,083       | 2026        | 0.34 mi  |
| Walnut Street         | Heritage Ln S      | 21,020      | 2026        | 0.43 mi  |
| Cedric St             | Baker St E         | 1,900       | 2026        | 1.05 mi  |
| Palmyra Road          | Uncle Jimmy's Ln S | 1,861       | 2026        | 1.31 mi  |
| Old Leesburg Rd       | Fowler Dr S        | 3,195       | 2026        | 1.40 mi  |
| North Slappey Boul... | Walnut Street N    | 24,570      | 2026        | 1.71 mi  |
| Apalachee Drive       | Palmyra Rd SW      | 1,079       | 2026        | 1.78 mi  |
| North Slappey Boul... | Albany Ct S        | 24,494      | 2026        | 1.78 mi  |

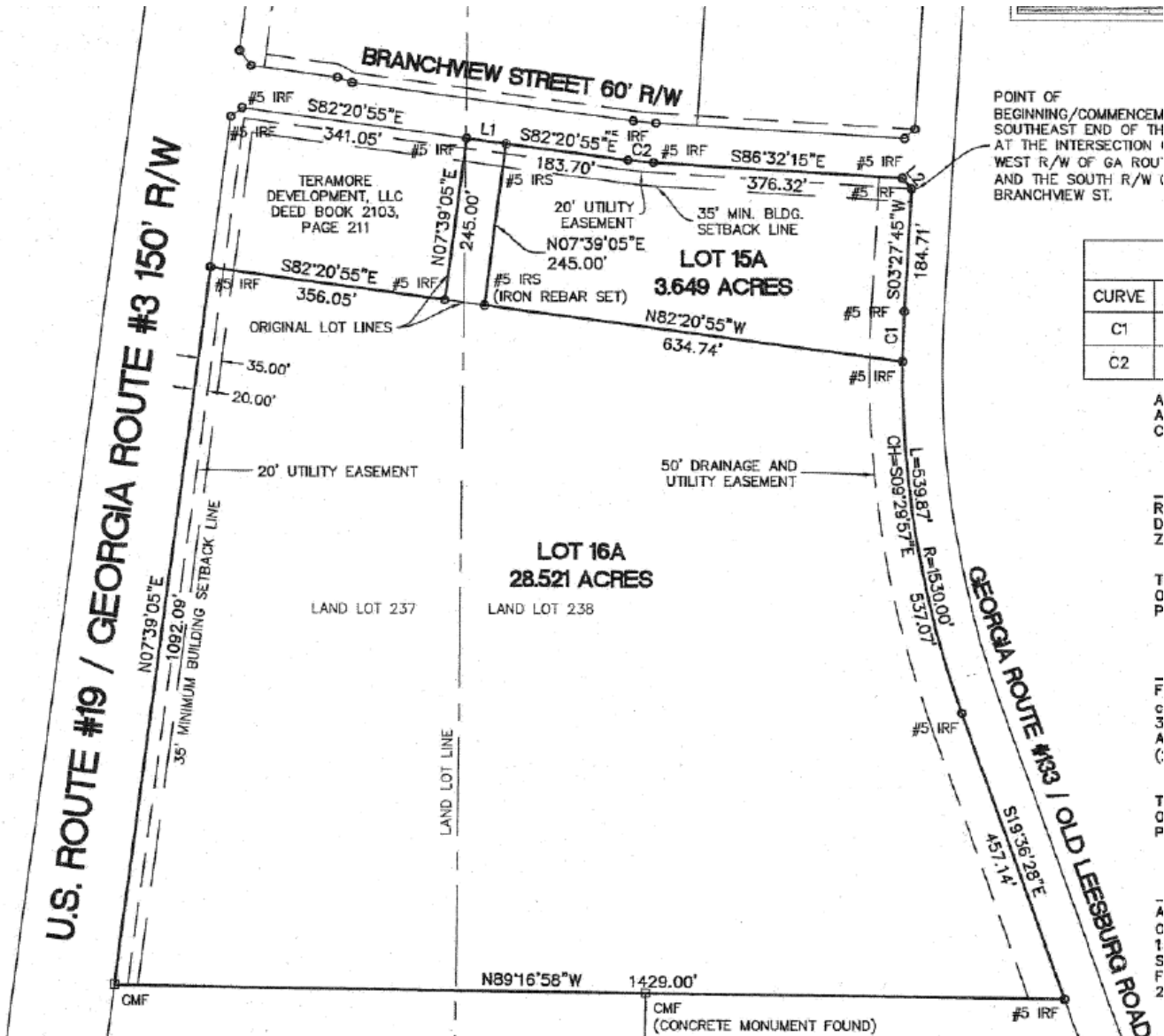
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## Demographics >>

|                             | 1 mile   | 3 miles  |
|-----------------------------|----------|----------|
| Population                  | 3,996    | 15,485   |
| Households                  | 1,493    | 6,368    |
| Median Age                  | 35.40    | 37.90    |
| Median HH Income            | \$75,359 | \$72,639 |
| Daytime Employees           | 859      | 7,260    |
| Population Growth '25 - '30 | ↑ 2.08%  | ↑ 0.03%  |



## Plat of Site



## **ABOUT US**

SouthCore Real Estate, based in Albany, Georgia, is a full-service real estate brokerage firm which focuses on assisting clients with the buying, selling, leasing and property management of commercial real estate in South Georgia. Mike Everett is the owner/broker with over thirty-five years of real estate experience.



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