

# Prime Retail & Commercial Sites

## Industrial Park Road at Highway 18 (I-75 Exit 185)

### Forsyth, GA 31029



Summary

Area Info

Aerial

Site Map



#### CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

**PROPERTY INFORMATION**

**BUILDING**

**Property Address:** Industrial Park Road & Highway 18  
 Forsyth, GA 31029

**County:** Monroe

**Total Size:** ±9 Acres

**Topography:** Pad Ready with 1% grade

**Available:** Parcel 1-**UNDER CONTRACT** 1.78 AC  
 Parcel 2 - 2.55 AC  
 Parcel 3 - 2.12 AC  
 Parcel 4 - 2.65 AC

**Utilities:** All Available

**Traffic Count:** Highway 18 – 4,840 Vehicles/Day

**SITE**

**Site Size:** 10.17 Acres

**Parcel ID:** 054 009X


**Zoning:** HB - Highway Business District  
 Call for permitted & restricted uses

**Lots Starting at \$500,000/Acre**

Demographics 2023	3 Mile	5 Miles	10 Miles
Population	7,670	11,208	21,479
Avg HH Income	\$76,276	\$78,016	\$105,642
Median Age	38.6	39.0	40.5

**CONTACT**

<p><b>Patty Burns, CCIM, ALC</b>                  478-746-9421 Office                  478-951-5100 Cell                  patty@fickling.com</p>	<p><b>Trip Wilhoit, CCIM, ALC</b>                  478-746-9421 Office                  478-960-4080 Cell                  trip@fickling.com</p>
--	--



577 Mulberry St, Suite 1100  
 Macon, GA 31201  
 478.746.9421 Office  
<https://commercial.fickling.com>

# Prime Retail & Commercial Sites

## Industrial Park Road at Highway 18 (I-75 Exit 185)

### Forsyth, GA 31029



Summary

Area Info

Aerial

Site Map



## LOCATION

Property is just off Exit 185 and is located at the corner of Highway 18 and Industrial Park Road in Forsyth, with easy access to I-75.

Property is 21 miles to Macon/I-16, 56 miles to Hartsfield-Jackson Airport, 62 miles to Atlanta, and 187 miles to Savannah.

## NEARBY BUSINESSES

Neighbors to the site include QuikTrip, Circle K, Shoney's, Shell, TDI Truck Driver Institute, Swint's Candies & Mercantile, Encore Plastics, Specialty Power Windows, Balkcom Cabinet & Mill Works, Specialty Power Windows, Perdue Farms, J & K Mobile Services, Floyd's Collision & Mechanical, Brent Automation Supply, Trading Post Moving & Storage, Griffin Lumber & Hardware, and Hutchinson Ford of Forsyth.

## CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

# Prime Retail & Commercial Sites

## Industrial Park Road at Highway 18 (I-75 Exit 185)

### Forsyth, GA 31029



Summary

Area Info

Aerial

Site Map

## AERIAL



### CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

# Prime Retail & Commercial Sites

## Industrial Park Road at Highway 18 (I-75 Exit 185)

### Forsyth, GA 31029



Summary

Area Info

Aerial

Site Map

### PARCEL INFORMATION

Parcel #	Total AC
Parcel 1	1.78 AC
Parcel 2	2.55 AC
Parcel 3	2.12 AC
Parcel 4	2.65 AC

**UNDER CONTRACT**

**Chick-fil-A Coming Soon**

**Parcel 1  
1.78 AC  
UNDER CONTRACT  
Chick-fil-A  
Coming Soon**

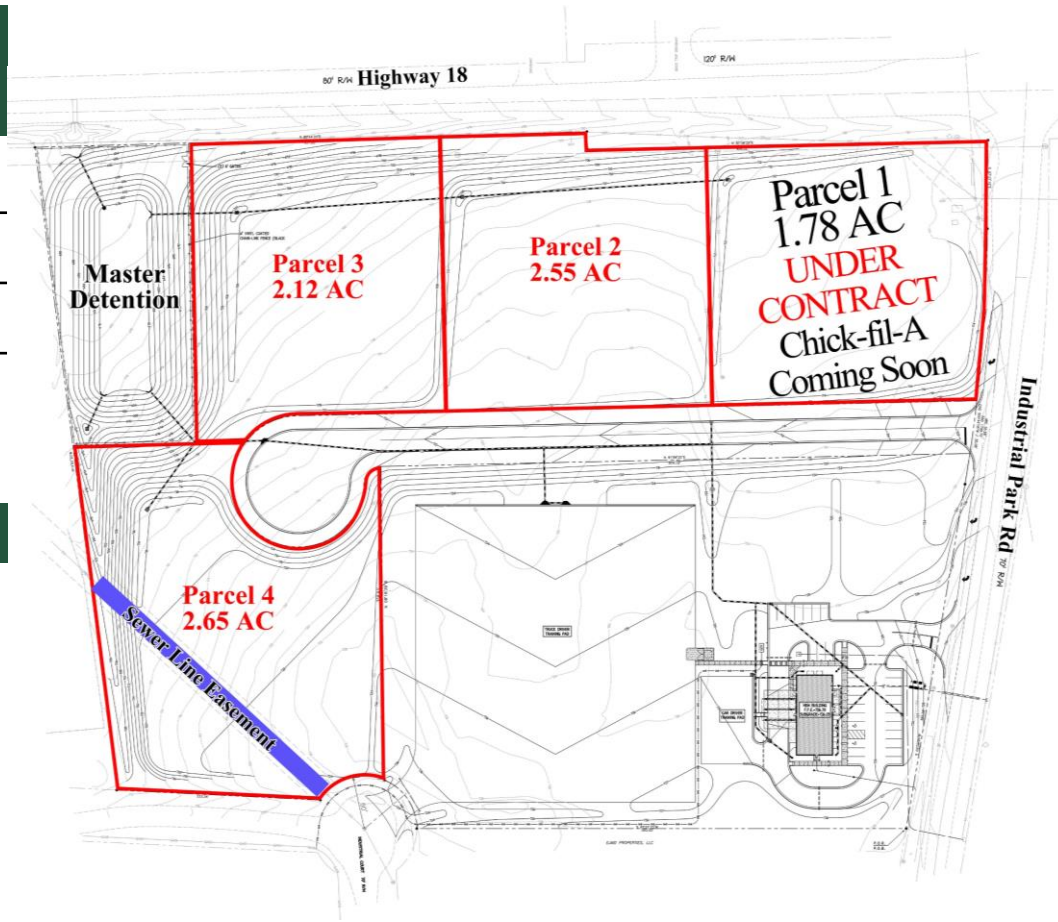
**Parcel 3  
2.12 AC**

**Parcel 2  
2.55 AC**

**Parcel 4  
2.65 AC**

**Master Detention**

**Sewer Line Easement**



### SITE INFORMATION

Currently zoned Manufacturing/Industrial, all sites have all utilities available. Water is provided via 12" mains, sewer is provided via 8" mains, natural gas is available, and electric is provided by the City of Forsyth.

Master detention is also located on site, and is 1.24 AC.

Contact Agent for RESTRICTIONS on the property.

### CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>