

**FOR LEASE - Tractor Trailer Parking**  
**100 Highway 243 (FALL LINE FREEWAY)**  
**Ivey, GA 31031**



Summary

Area Info

Aerial



**SUBJECT PROPERTY**  
**±2 ACRES**

**CONTACT**

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**PROPERTY INFORMATION**

**BUILDING**

**Property Address:** 100 Highway 243  
 Ivey, GA 31031

**County:** Wilkinson

**Parking:** Leveled and graveled

**Traffic Count:** Highway 243 – 7,589  
 Milledgeville Road – 973

**Frontage:** 243’ on Highway 243

**SITE**

**Site Size:** 2± Acres

**Parcel ID:** 046 012A

**Lease Price: \$1,700 per month NNN**  
**Owner will consider selling**

Demographics 2023	1 Mile	3 Miles	5 Miles
Population	355	3,158	4,297
Avg HH Income	\$51,388	\$58,552	\$60,817
Median Age	38.9	39.7	39.8

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## NEARBY BUSINESSES

Nearby businesses include International Paper, Zschimmer and Schwarz, Inc., Sellers Construction, Active Minerals, Industrial Steel and Machinery, ISP Alliance, and industrial businesses.

## LOCATION

Conveniently located in the industrial area of the Fall Line Freeway. The Fall Line Freeway (State Route 540) is a 215-mile-long highway from Columbus, GA to Augusta GA. Also known as the "Middle Georgia Corridor." Site is just minutes away from both Gordon, GA and Ivey, GA.

## NOTES

Site is an ideal location for your company or a trucking parking lot. Property is secured and has a shared driveway. Lot is leveled and graveled.



Lot being used for truck/trailer parking

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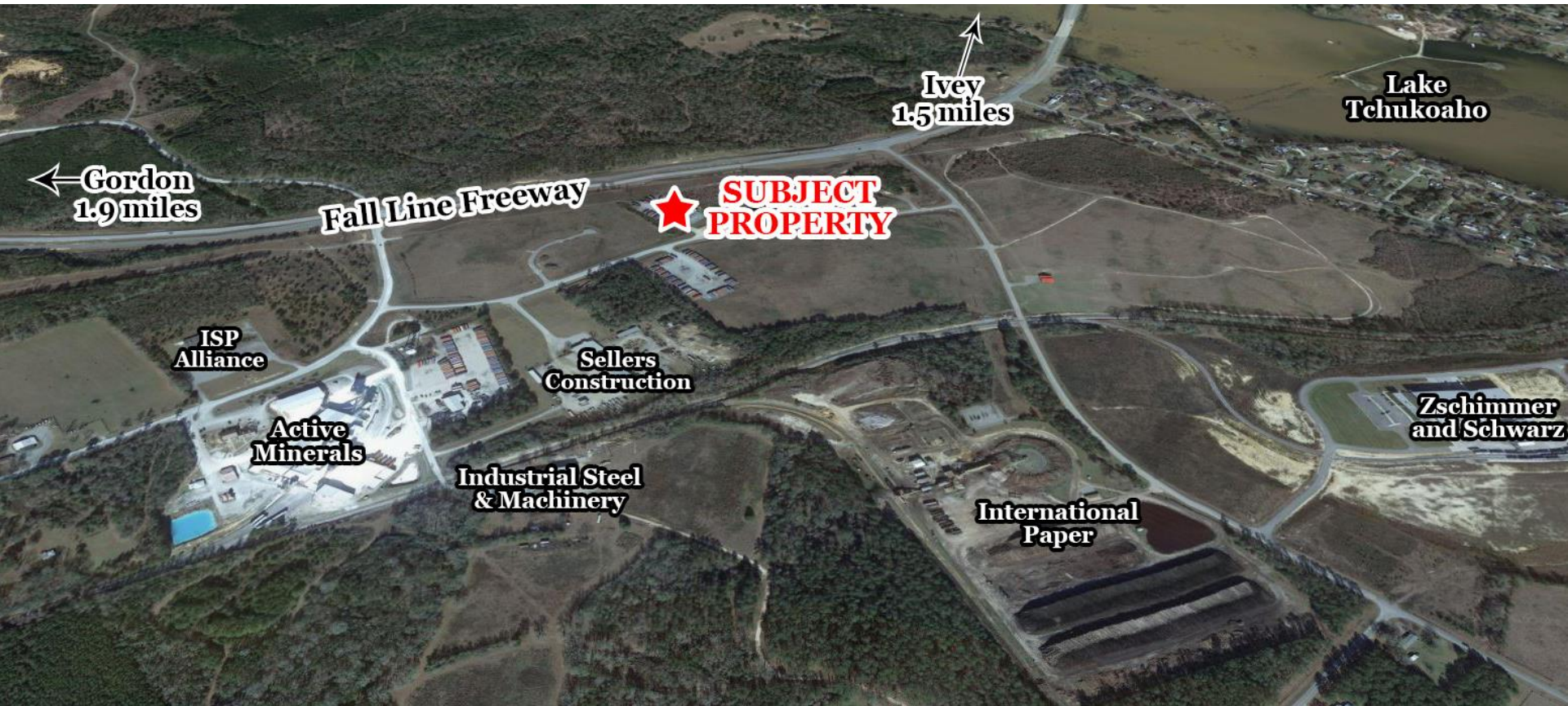


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## PROPERTY AERIAL



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