

# Outparcel to Hotel with I-75 Frontage For Sale

Frontage Road | Forsyth, GA

**Lot Size:** 0.72 acres

**Buildable Lot Size:** .20 acres (property formerly had a 6,500 sf structure on it)

**Frontage:** 205' on Frontage Rd/I-75

**Depth:** 152'

**Zoning:** C-1

**Utilities:** All utilities available

**Parking:** 60 spaces with additional parking if necessary

**Traffic:** 75,000+ vehicles per day on I-75

**Note:** Property is adjacent to a 114 room Days Inn and a **NEW** La Quinta Hotel. Located on south bound exit ramp on I-75.

**Property is restricted to RESTAURANT and/or BAR use only.**

For information, contact:

**Trip Wilhoit, CCIM**      **Patty Burns, CCIM**

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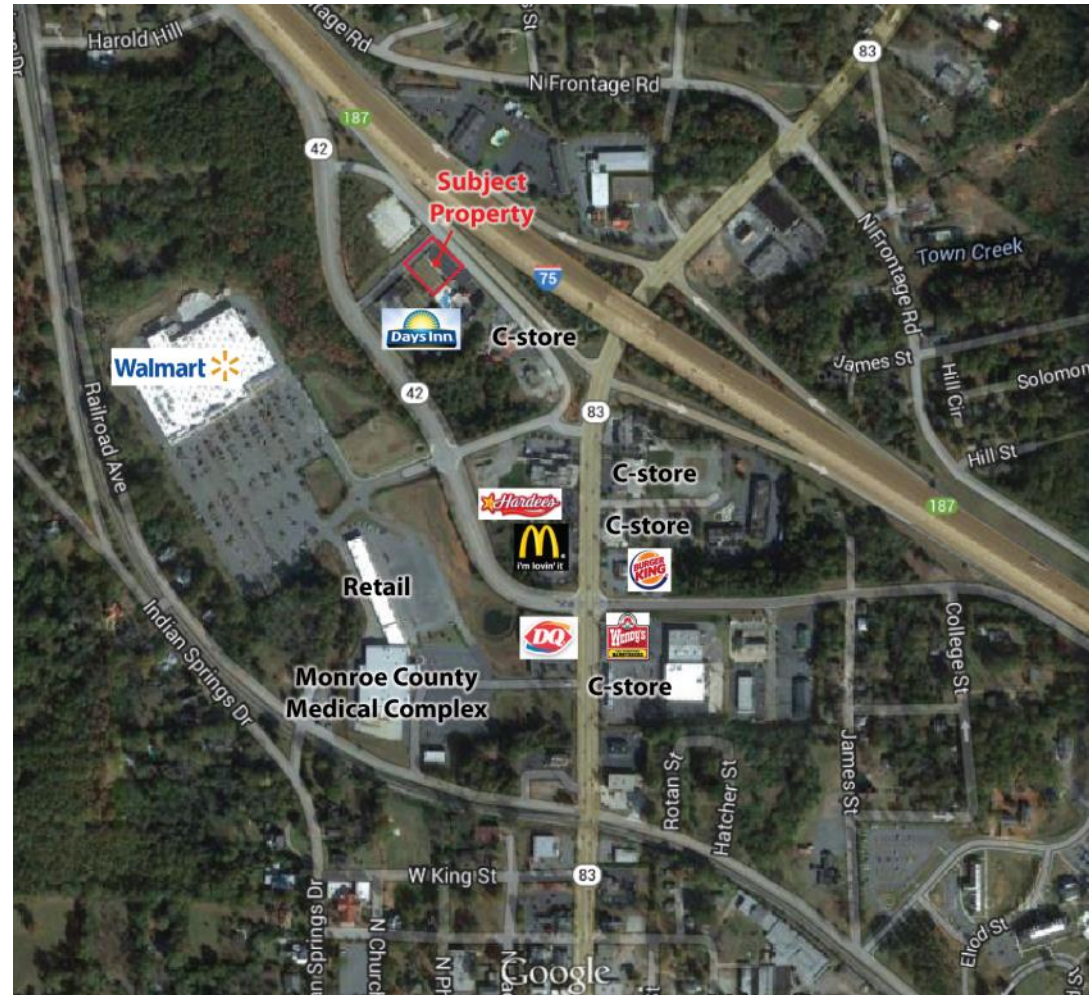
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**~~Sale Price: \$89,000~~**

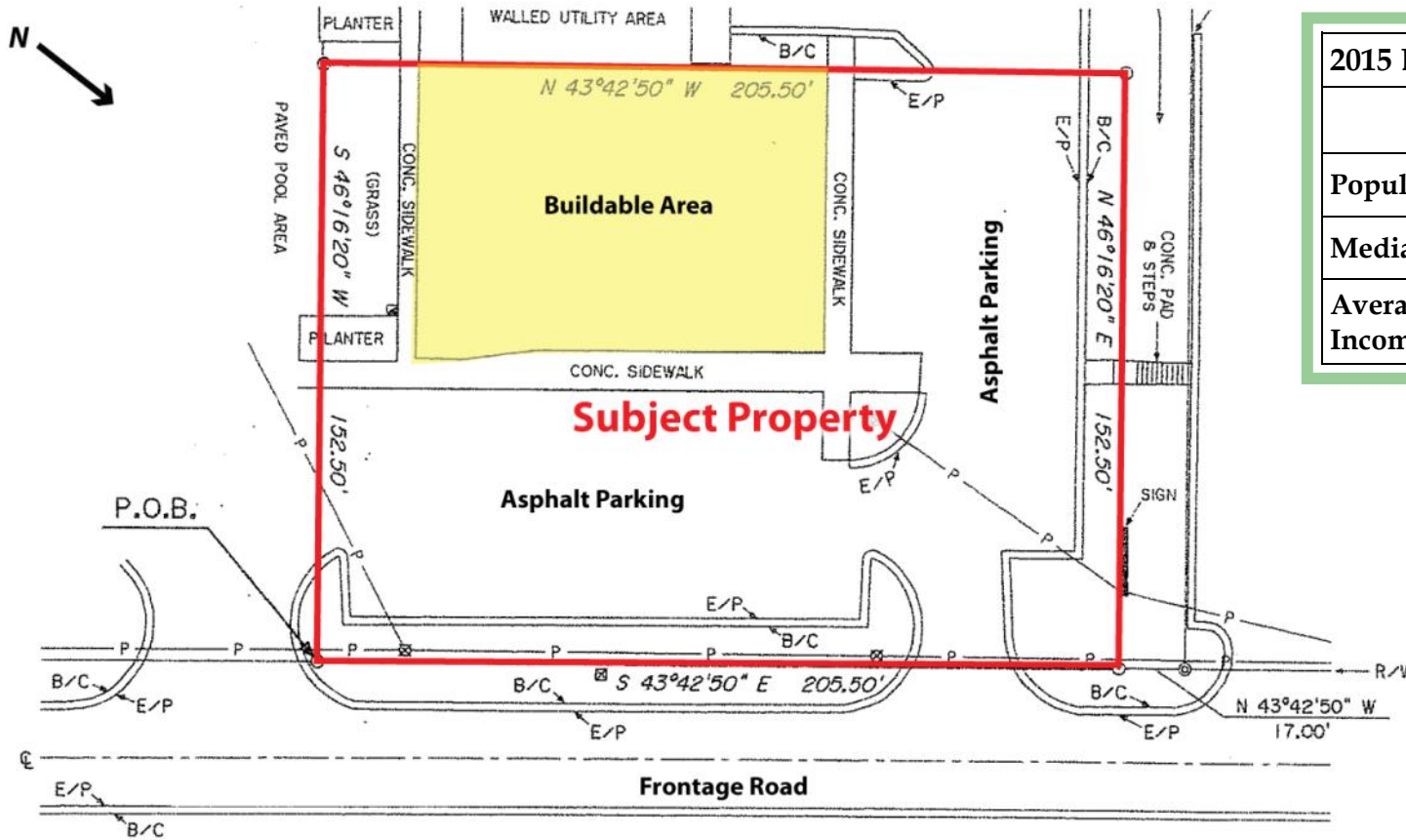
**Reduced Price: \$75,900**



**A Full Service Real Estate Company**

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## 2015 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,149	7,315	9,674
Median Age	38.7	37.7	38.6
Average HH Income	\$49,593	\$49,849	\$52,869



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