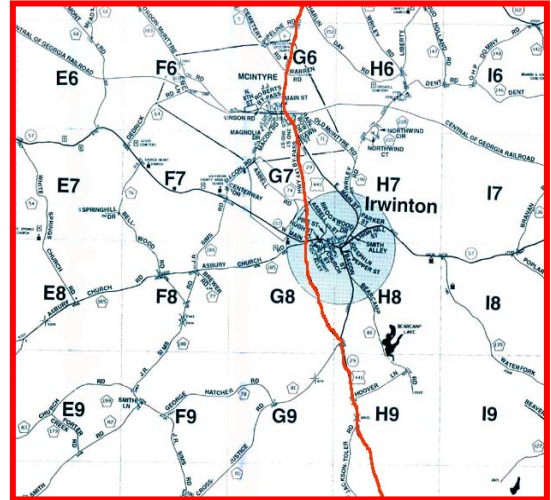
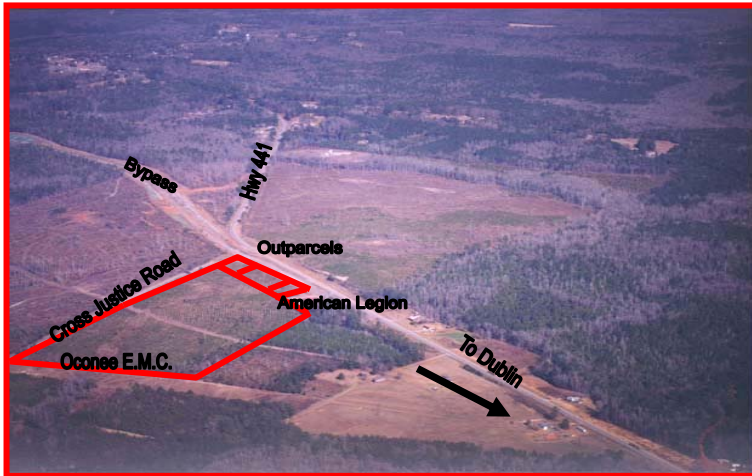


MULTIPLE USE COMMERCIAL DEVELOPMENT

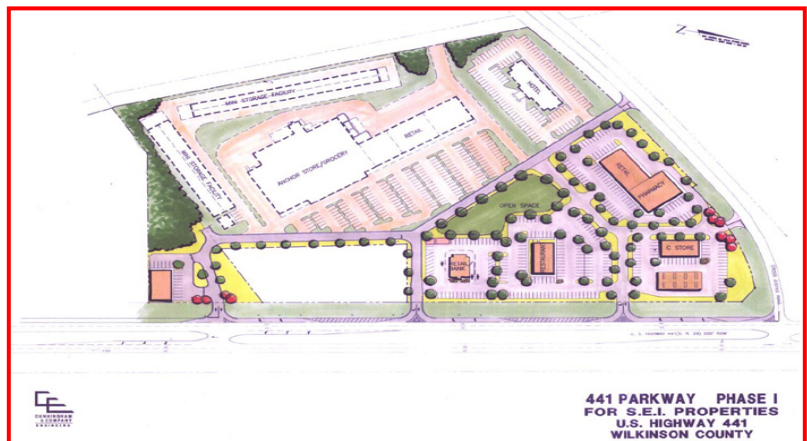
Highway 441 By-Pass at Cross Justice Road Irwinton, Georgia



- ◆ **Nearby businesses include:** American Legion. Subject site is within 2 miles of downtown Irwinton.
- ◆ **Location:** Located at the intersection of Cross Justice Road and Highway 441 By-Pass, which is a limited access highway running from South Carolina to Florida. Cross Justice Road exit is only direct access road within several miles.
- ◆ **Property Description:** 31 acres of multi-use property. Ideal uses include convenience store, retail strip center, office, mini warehouse and warehouse distribution. Water is available to the site.
- ◆ **Demographic Profile:** Wilkinson County: 10,500; 3 mile Population: 1,533;
- ◆ **Traffic Count:** 4,360 cars per day with significant increases projected.
- ◆ **LIST PRICE:** Call agent for details. Owner prefers to build for qualified businesses.

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Individual Memberships