

Available

**The  
TEMPLES  
Company**

912-538-7000

# Former Dollar General - Lyons, GA

164 State Street  
Lyons, GA 30436

(Latitude, Longitude)  
(32.20097, -82.32122)



- 7,632 square foot former Dollar General on 0.34 acres.
- Located near the intersection of US #1 and US 280 in Downtown Lyons.
- Dollar General relocated north of the site.

## AVAILABLE SPACE:

7,632 square foot

0.34 acres

## PRICING:

For Sale: **\$265,000.00**

For Lease: **\$2.25 per square foot plus \$0.23 per square foot taxes and insurance**  
**(\$1,431.00 + 146.28 = \$1,577.28 per month)**



## DEMOGRAPHICS:

	5 miles	10 miles	15 miles
2017 Population:	12,960	27,899	41,505
2017 Households:	4,919	10,631	15,886
2017 Median HH Income:	\$29,765	\$34,260	\$34,862

## TRAFFIC COUNTS:

Street:	Daily Count
US 1 (State Street)	4,160

**Please contact our office for additional information.**

**The Temples Company**  
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