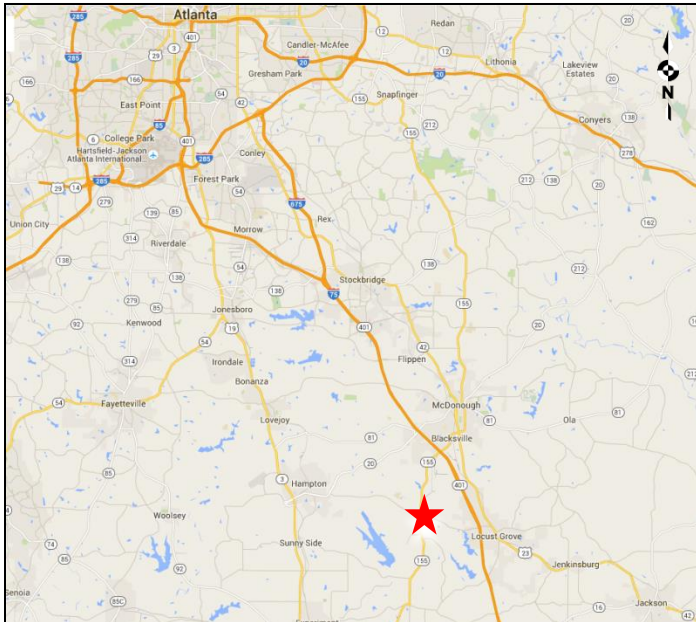


# NOW AVAILABLE for SALE or LEASE

## Bill Gardner Pkwy. & S.R. 155 Locust Grove, Georgia

- **Parcel Size:** 7.86 acres of land available at hard corner
- ~1.30mi north of Heron Bay Golf & Country Club, part of a 2,300 home, master-planned community
- Middle school & high school institutions located within 2 miles
- Excellent visibility and access to I-75 along both cross streets
- **Traffic Counts:**
  - 18,400 AADT, along S.R. 155 north of Bill Gardner Pkwy.
  - 17,200 AADT along S.R. 155 south of Bill Gardner Pkwy.



Demographics	Population	Avg. HH Income
3 Mile	11,582	\$76,943
5 Mile	33,671	\$72,740

### Ideally suited for:

- Gas Station/Convenience Store
- General Retail Users
- Auto Parts/Automotive Suppliers
- Mixed Use Development
- Restaurants

For more information please contact:

**TREY MORGAN**  
**GENERAL REALTY PARTNERS**  
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