

Commercial Lot

105 & 105 B N. Camellia Blvd.
Fort Valley, GA. 31030



Size: 1.13 Acres

Frontage: 230 ±

Depth: 262 ±

Zoning: In the city of Ft. Valley

Utilities: All available

Traffic: 9,200 VPD

Topography: Level & Cleared

Notes: Property has been cleared. Lot is level. Located across the street from the new Dollar General Market. Very convenient to Downtown and Fort Valley State College. Currently an ice machine leasing at \$450 per month through 9/30/2022. Landlord can terminate lease with 120 days notice.

Sales Price: \$285,000

Neighbors include: Dollar General Market, Wendy's, McDonalds, Subway, BB&T Bank, Bluebird, Farmers Furniture, and other restaurants and retail.

**FOR MORE
INFORMATION
CONTACT**

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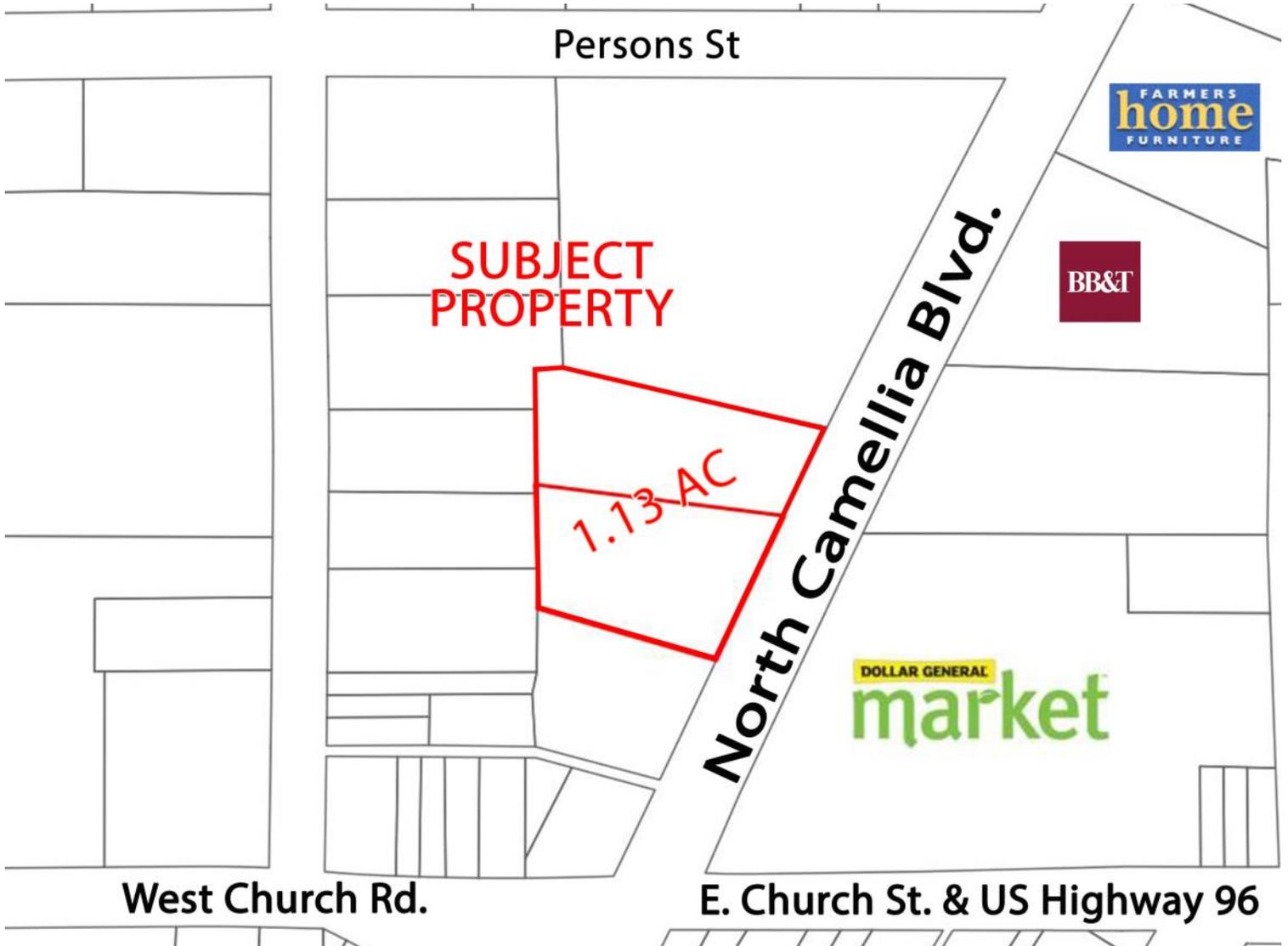
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2018 Demos	5 Mile	10 Mile	20 Mile
Population	14,069	30,036	235,612
Avg. HHI	\$46,836	\$59,170	\$67,769
Median Age	32.2	36.7	36.3

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