

# Gas Station For Sale

0 Irwinton Road  
Toombsboro, GA 31090



Summary

Area Info

Aerial



**REDUCED PRICE: \$59,000**

## CONTACT

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PROPERTY INFORMATION

BUILDING

**Property Address:** 0 Irwinton Road  
Toombsboro, GA 31090

**County:** Wilkinson

**Year Built:** 1959

**Taxes:** \$522 (2024 est.)

**Total Size:** 876 SF

**Utilities:** Water & Septic

**Parking:** On-site

**Traffic Count:** Irwinton Road - 1,280 VPD  
Main Street - 1,740 VPD

SITE

**Site Size:** 0.24 Acres

**Parcel ID:** T05 040

**REDUCED PRICE: \$59,000**  
**~~SALE PRICE: \$70,000~~**

| Demographics<br>2024 | 3 Mile   | 5 Miles  | 10 Miles |
|----------------------|----------|----------|----------|
| Population           | 583      | 875      | 4,014    |
| Avg HH Income        | \$94,281 | \$89,610 | \$70,799 |
| Median Age           | 47.8     | 47.1     | 42.7     |

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## **AREA INFORMATION**

### **PROPERTY**

This 876 SF gas station situated on a corner lot is now available! Property is a clean site with a No Further Action letter. Underground tanks have been removed. Ideal for use as a retail shop. This site is one of many properties that came to the market in Toomsboro for redevelopment. Ask us about Toomsboro, Georgia's "Redevelopment Opportunities and State Incentives".

### **LOCATION**

Situated on the corner of Irwinton Road (Highway 57) and Main Street in Toomsboro. Nearby businesses include Uncle B's restaurant, Dollar General, Thompson's One Stop, Toomsboro City Park, PruittHealth – Toomsboro, KaMin, US Post Office, and Toomsboro City Hall.



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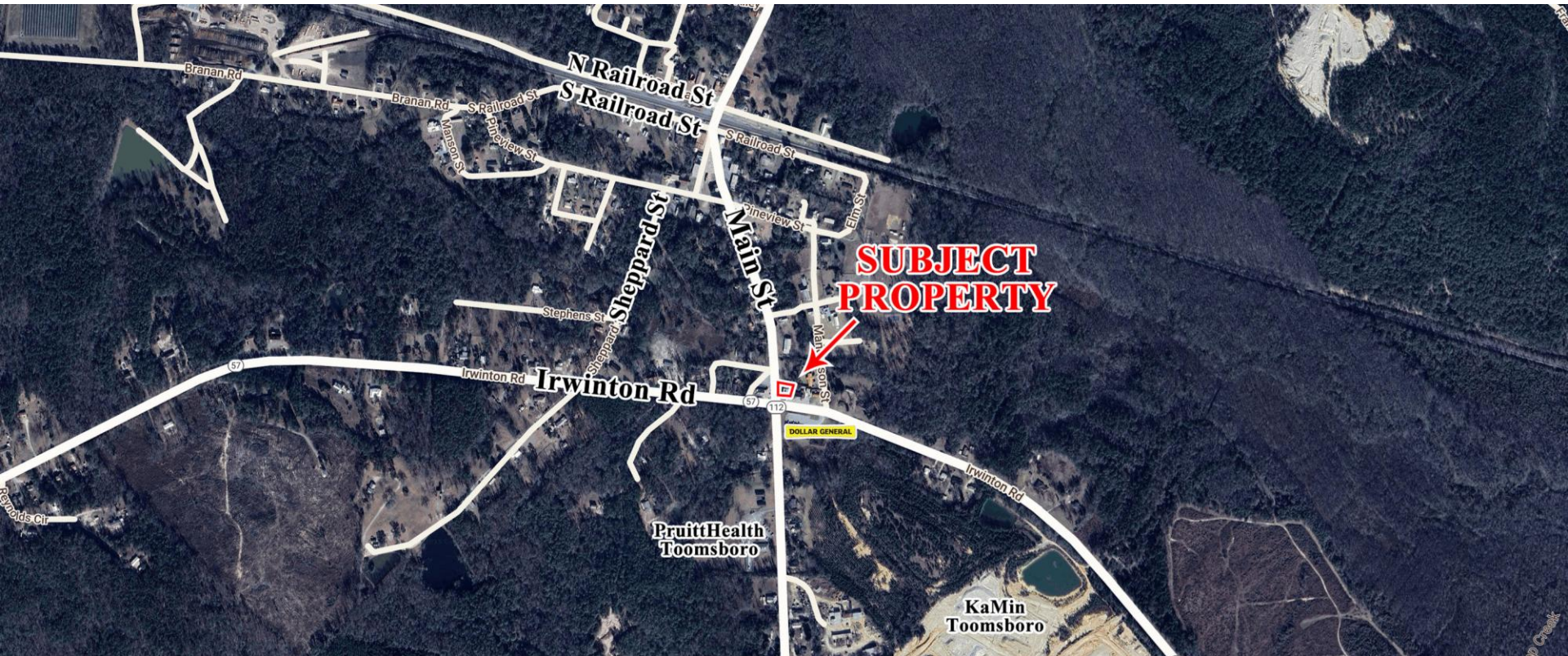


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## AERIAL



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