

ADVANCE AUTO PARTS + EXCESS LAND FOR SALE

830 SOUTH HARRIS STREET
SANDERSVILLE, GA 31082



Summary

Area Info

Aerial



CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 830 South Harris Street
Sandersville, GA 31082

County: Washington County

Total Size: 7,000 SF

Year Built: 1992

Frontage: 350' (S Harris St)

Depth: 340' (Kaolin Rd)

Utilities: All Available

Traffic Count: 13,800 VPD

Taxes: \$7,737 (Estimated)

SITE

Site Size: 1.67 AC

Parcel ID: S23 005

Topography: Flat

Parking: Cross access and cross parking

SALE PRICE: \$900,000

Demographics 2023	3 Miles	5 Miles	10 Miles
Population	8,349	10,867	14,424
Avg HH Income	\$64,602	\$65,138	\$67,830
Median Age	37.7	37.9	39.0

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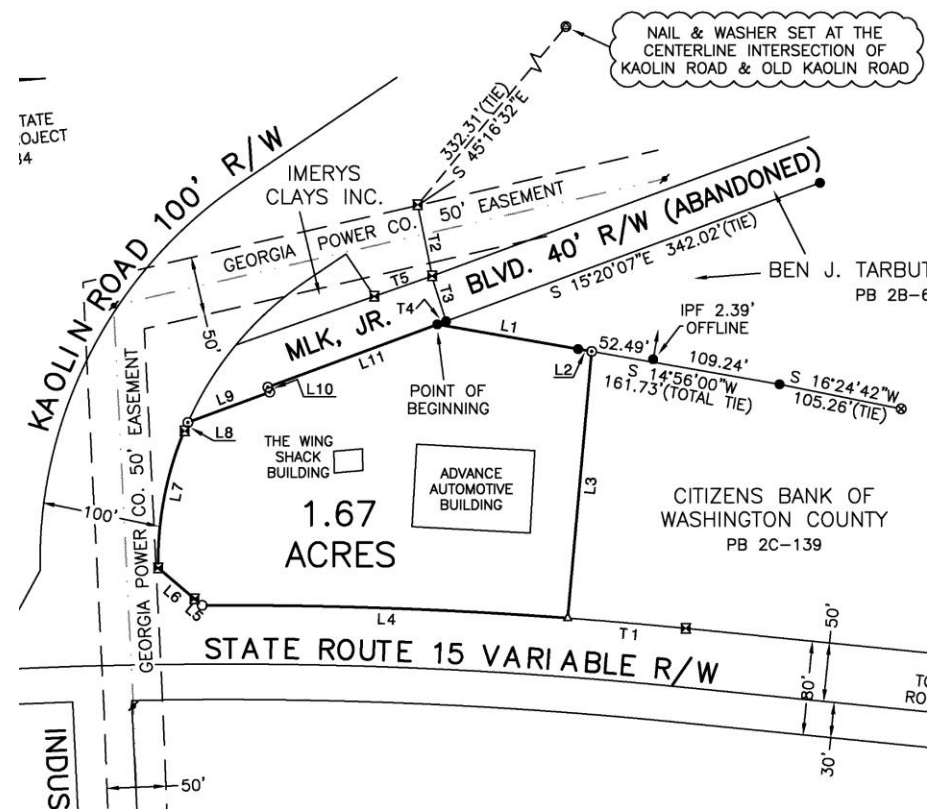
PROPERTY INFORMATION

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Existing Advance Auto Parts for sale with excess land available for future development. Hot Wings and Things currently occupies a portion of this land. Additionally, two, income producing four paneled billboards located on the property. Property sits on the major north/south corridor of Sandersville at a signalized intersection.

LOCATION INFORMATION

Located on South Harris Street in Sandersville, GA. Surrounding neighbors include Quality Inn, Pro-Tech, Edward Jones Investments, Tangles Salon, Washington County Health Department, Washington County Chamber of Commerce Washington County High School, ACE Hardware, Wendy's, Zaxby's, Thiele Kaolin Company, and many other retailers, restaurants, and businesses.



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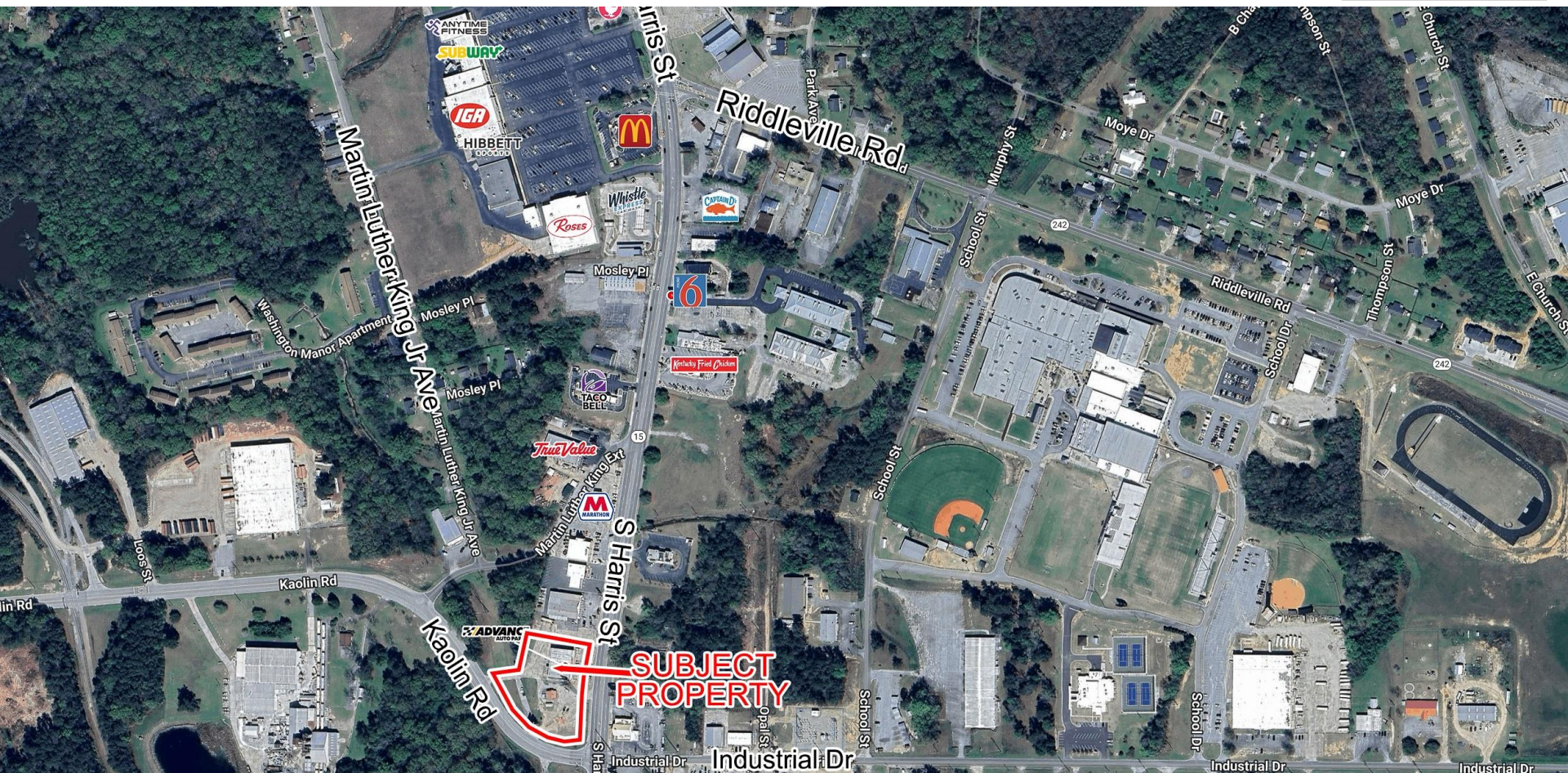
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