

# 27.35 ACRES FOR SALE

## Highway 441 @ Cross Justice Rd ~ Irwinton, GA



**Lot Size:** 27.35 Acres

**Location:** Located at the intersection of Cross Justice Rd and Highway 441 By-Pass.

**Description:**

- ◆ 2 miles from Downtown Irwinton
- ◆ Multi-use property
- ◆ Ideal uses:
  - ◆ Convenience Store,
  - ◆ Retail Strip Center,
  - ◆ Office,
  - ◆ Warehouse Distribution
  - ◆ Carwash

# BRING OFFER!

**Reduced Price: \$272,000**

**~~Sale Price: \$417,000~~**

**\*Call Agent for Full Package and Conceptuals**

2021 DEMOS	1 Mile	3 Mile	5 Mile
Population	28	869	2,276
Median Age	41.3	40.1	40.0
Average HH Income	\$62,791	\$55,402	\$52,418



**Chad W. Bevill**  
Associate Broker

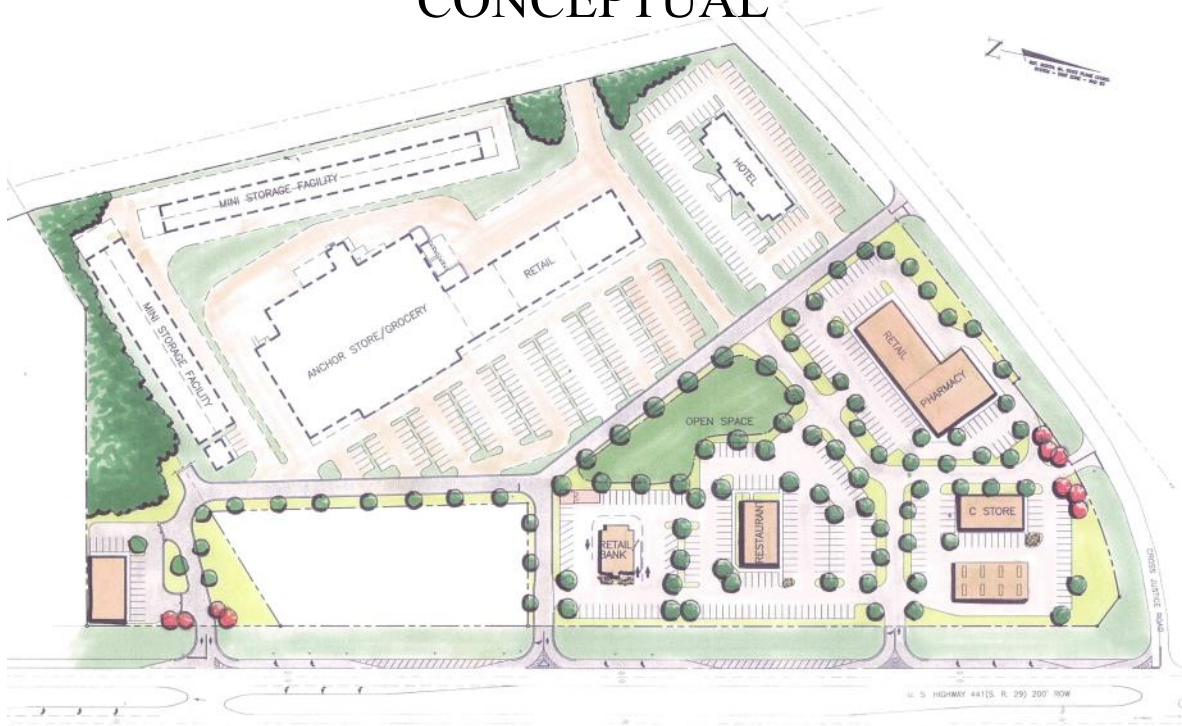
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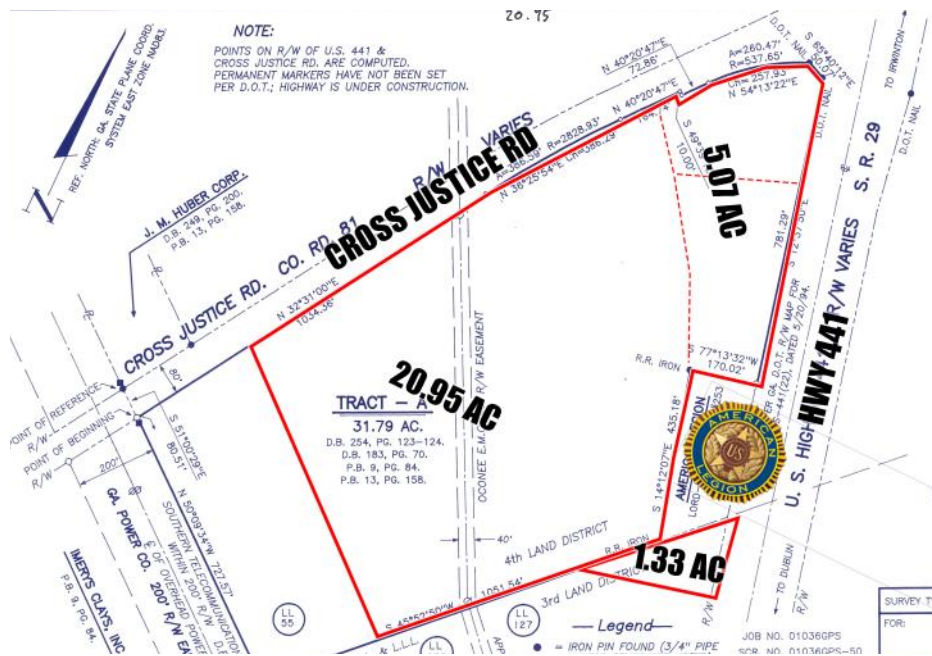
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### CONCEPTUAL



### SURVEY



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