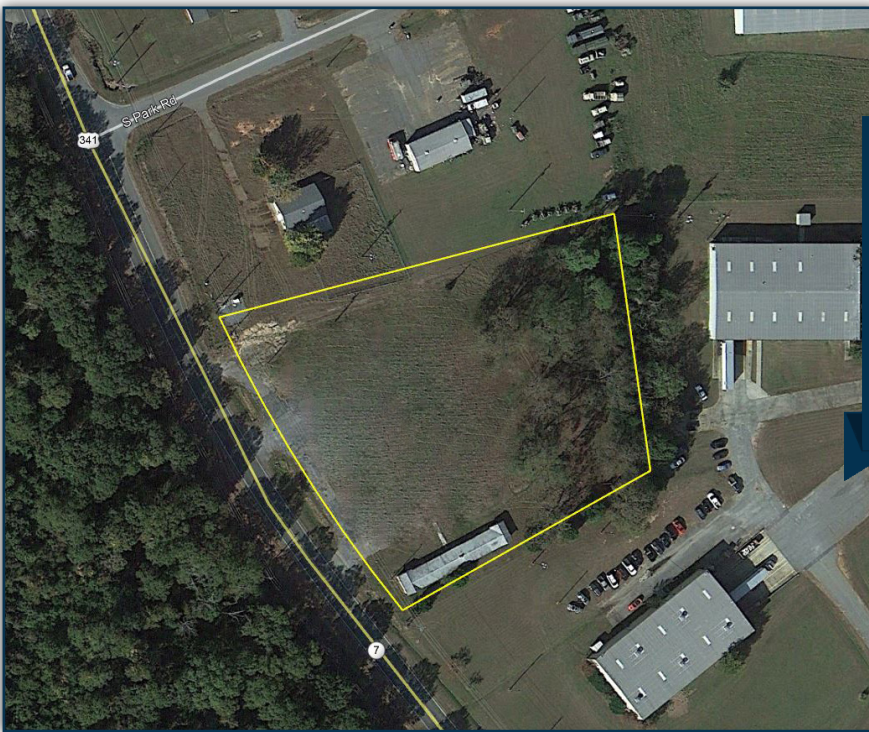
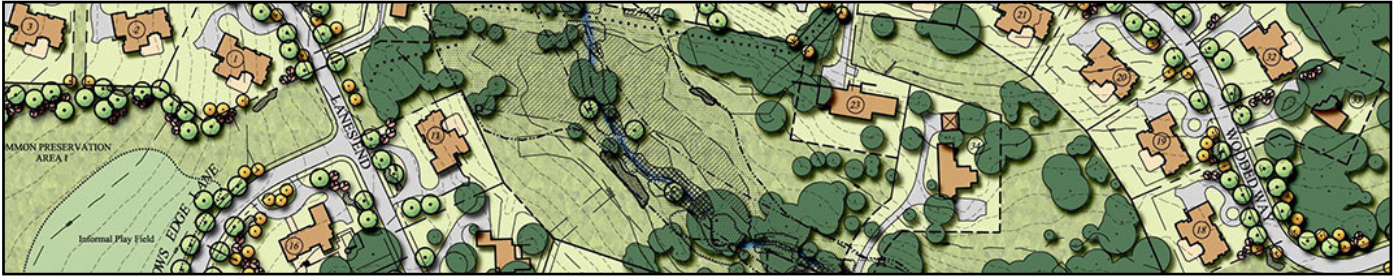


# FORT VALLEY, GA

We **grow** **industry** sweeter!™

5627 HIGHWAY 341



PROPERTY MAP

## PROPERTY HIGHLIGHTS

- Available for Sale or Lease
- Price: \$150,000
- Total Land Size (Acres): 2.15 Acres
- Zoning: Negotiable
- Type of Construction: Retail/Retail Pad/Light Industrial
- Former Use: Commercial

### Utilities

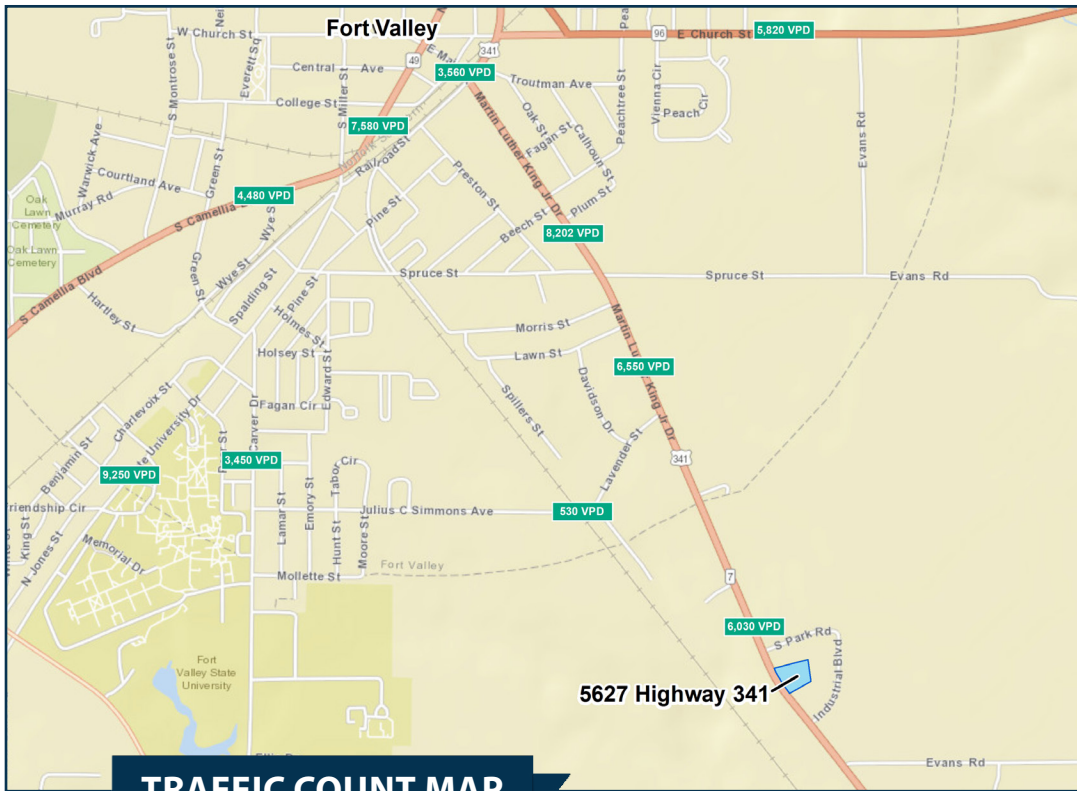
- Water: Fort Valley Utility Commission
- Wastewater: Fort Valley Utility Commission
- Electric: Fort Valley Utility Commission | Customer Choice at 900 kWh
- Natural Gas: Fort Valley Utility Commission

## DESCRIPTION

2.15 acres of available retail/manufacturing/warehousing pad space with 360' road frontage along busy Highway 341 near existing manufacturing corridor.

Surrounding businesses include Blue Bird South, The Wire Shop, HSM Solutions, Orrco International, JIT Logistics. Brand new propane fueling station situated nearby. Property located just outside the City of Fort Valley. Suitable for retail or light manufacturing. Zoning negotiable. Incentives available through the Development Authority of Peach County. Utilities served by Fort Valley Utility Commission, electric Customer Choice at 900 kWh.

# 5627 HIGHWAY 341



## TRAFFIC COUNTS

Highway 341 | **North:** 6,030 VPD | **South:** 6,300 VPD

## FORT VALLEY DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population	10,484	13,752	43,379
Households	3,713	4,922	16,226
Median Age	31.9	32.7	37.2
Median HH Income	\$34,006	\$36,363	\$52,301

Source: Esri 2018



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