

# Prime Retail & Commercial Sites

## Industrial Park Road at Highway 18 (I-75 Exit 185)

### Forsyth, GA 31029



Summary

Area Info

Aerial

Site Map



#### CONTACT

**Patty Burns, CCIM, ALC**  
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**Trip Wilhoit, CCIM, ALC**  
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**PROPERTY INFORMATION**

**BUILDING**

**Property Address:** Industrial Park Road & Highway 18  
 Forsyth, GA 31029

**County:** Monroe

**Total Size:** ±9 Acres

**Topography:** Pad Ready with 1% grade

**Available:** Parcel 1 - **SOLD - Chick-fil-A**  
 Parcel 2 - 2.55 AC  
 Parcel 3 - 2.12 AC  
 Parcel 4 - 2.65 AC

**Utilities:** All Available

**Traffic Count:** Highway 18 – 6,468 Vehicles/Day  
 Industrial Park Road – 3,862  
 Vehicles/Day

**SITE**

**Site Size:** 10.17 Acres

**Parcel ID:** 054 009X


**Zoning:** HB - Highway Business District  
 Call for permitted & restricted uses

**Lots Starting at \$500,000/Acre**

Demographics 2024	3 Miles	5 Miles	10 Miles
Population	8,136	11,726	22,532
Avg HH Income	\$89,101	\$89,998	\$112,646
Median Age	38.0	38.2	40.1

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## LOCATION

Property is just off Exit 185 and is located at the corner of Highway 18 and Industrial Park Road in Forsyth, with easy access to I-75.

Property is 21 miles to Macon/I-16, 56 miles to Hartsfield-Jackson Airport, 62 miles to Atlanta, and 187 miles to Savannah.

## NEARBY BUSINESSES

Neighbors to the site include Chick-fil-A, QuikTrip, Circle K, Shoney's, Shell, TDI Truck Driver Institute, Swint's Candies & Mercantile, Encore Plastics, Specialty Power Windows, Balkcom Cabinet & Mill Works, Specialty Power Windows, Perdue Farms, J & K Mobile Services, Floyd's Collision & Mechanical, Brent Automation Supply, Griffin Lumber & Hardware, and Hutchinson Ford of Forsyth.

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## AERIAL



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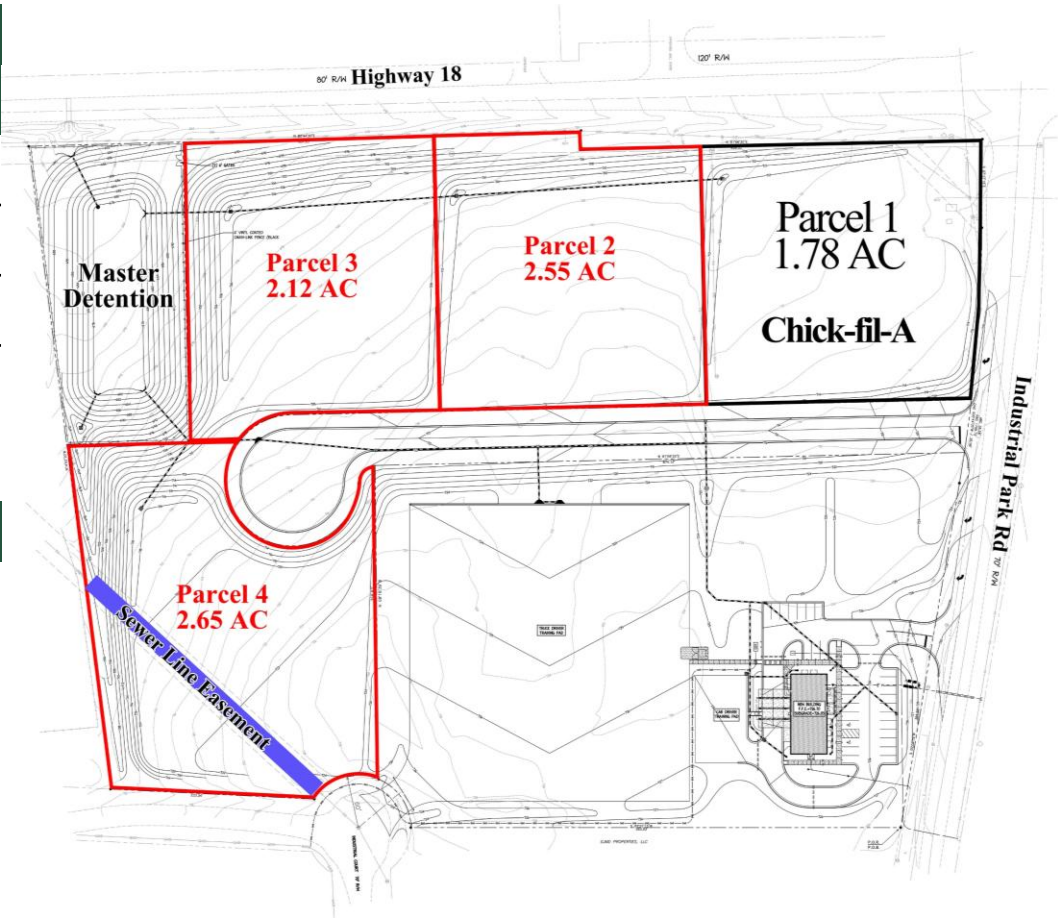
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### PARCEL INFORMATION

Parcel #	Total AC
Parcel 1	<b>SOLD</b> 1.78 AC <b>Chick-fil-A</b>
Parcel 2	2.55 AC
Parcel 3	2.12 AC
Parcel 4	2.65 AC




### SITE INFORMATION

Currently zoned Manufacturing/Industrial, all sites have all utilities available. Water is provided via 12" mains, sewer is provided via 8" mains, natural gas is available, and electric is provided by the City of Forsyth.

Master detention is also located on site, and is 1.24 AC.

Contact Agent for RESTRICTIONS on the property.

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