

# 17.69± ACRES FOR SALE

## Hwy 96 @ I-75, Fort Valley, GA 31030



- 17.69± Acres
- 2 Parcels “Sold Together”
- Level property with great visibility
- 475’ frontage on Hwy 96 with access from Aultman Road also
- Zoned Commercial
- 12,000 VPD
- Located at the corner of Hwy 96 and I-75 in Peach County
- Off I-75, a growing corridor of distribution/warehouse facilities
- Businesses nearby include Publix, Lowe’s, Wells Fargo, Mellow Mushroom, Rigby’s Entertainment Complex

**Sale Price: \$995,000**

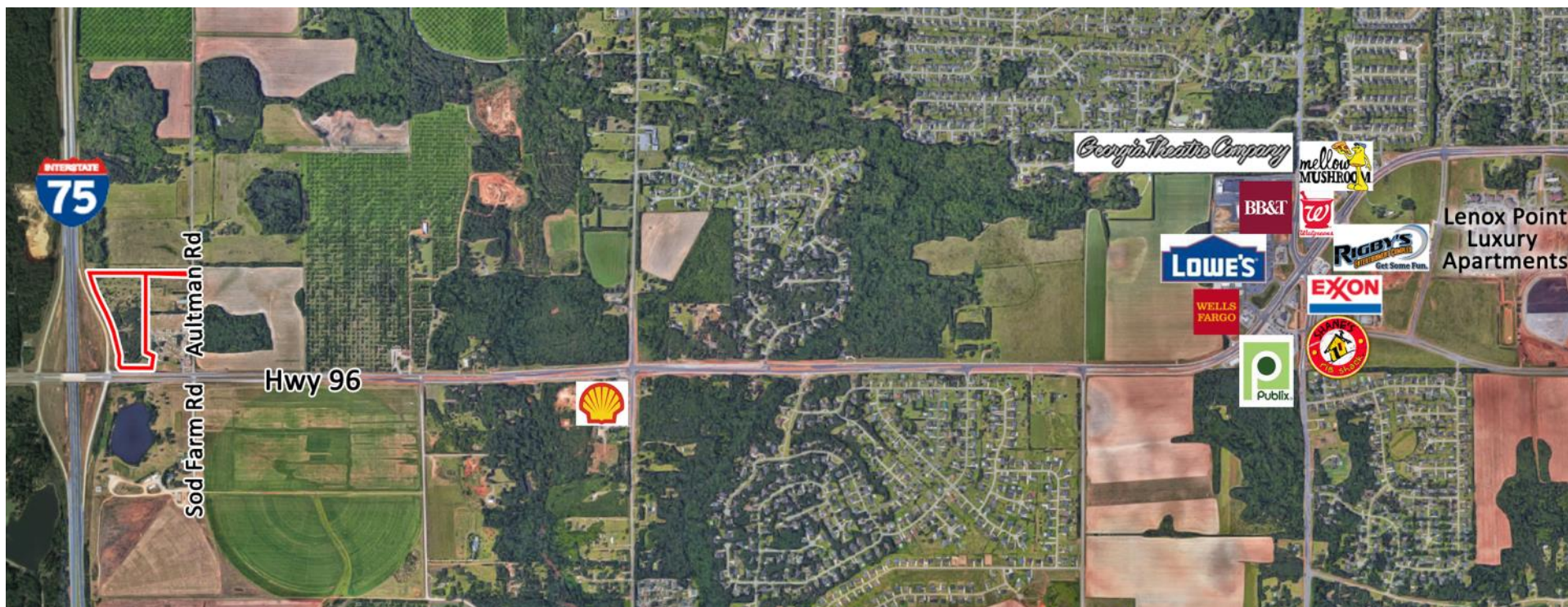


**Chad W. Bevill**  
**Associate Broker**  
Cell: 478-954-2159  
Main: 478-746-9421  
cbevill@fickling.com

**Commercial Division**  
577 Mulberry Street  
Suite 1100  
Macon, GA 31201  
Phone: 478-746-9421  
[www.fickling.com](http://www.fickling.com)

# 17.69± ACRES FOR SALE

## Hwy 96 @ I-75, Fort Valley, GA 31030



Demographics 2016	1 Mile	3 Miles	5 Miles
Population	243	11,645	39,196
Median Age	46.0	35.3	35.7
Average HH Income	\$69,673	\$82,466	\$83,946



**Chad W. Bevill**  
**Associate Broker**  
 Cell: 478-954-2159  
 Main: 478-746-9421  
 cbevill@fickling.com

**Commercial Division**  
 577 Mulberry Street  
 Suite 1100  
 Macon, GA 31201  
 Phone: 478-746-9421  
[www.fickling.com](http://www.fickling.com)

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company