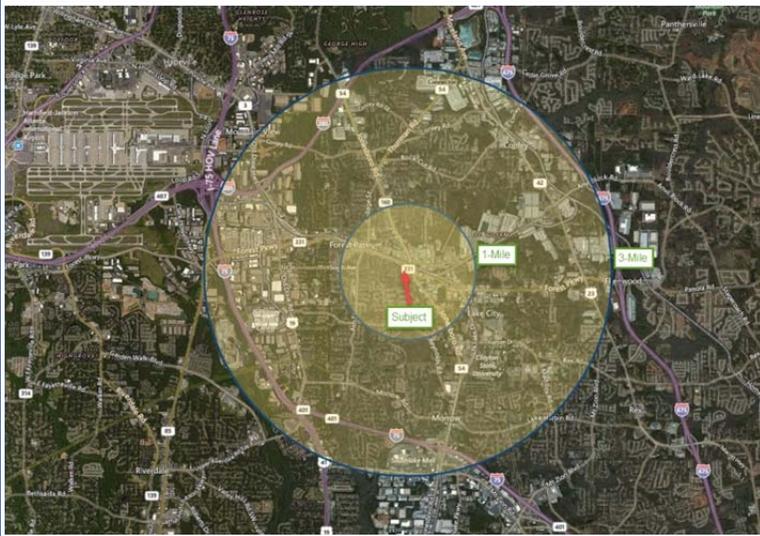


FOR SALE

1193 Forest Parkway
 Lake City, Clayton County,
 Georgia 30260



To receive the Invitation to Bid, when available, subscribe online at:

www.spc.ga.gov

- 1.036+/- Acres
- Business General District Zoning (BG)
- ~167' Frontage on Forest Parkway;
~ 21,000 Annual Average Daily Traffic Count
- ~74 Parking Spaces
- 7,306+/- Square Foot Office Building
- All public utilities available
- Near major intersection of Jonesboro Road and Forest Parkway

Office with Exposure or Re-Develop!

Great opportunity for office use with great traffic exposure, or possible re-development opportunity. Existing improvements include a 7,306+/- SF office and ~74 parking spaces. Good Demographics. (Existing tenant will vacate prior to sale)



Radius	1 Mile	3 Mile	5 Mile
Population			
2020 Projection	5,832	56,137	157,700
2015 Estimate	5,685	54,614	151,798
2010 Census	5,563	53,180	144,297
Growth 2015 - 2020	2.59%	2.79%	3.89%
Growth 2010 - 2015	2.19%	2.70%	5.20%
2015 Avg Household Income	\$39,957	\$41,333	\$44,505
2015 Med Household Income	\$29,964	\$33,380	\$35,781

