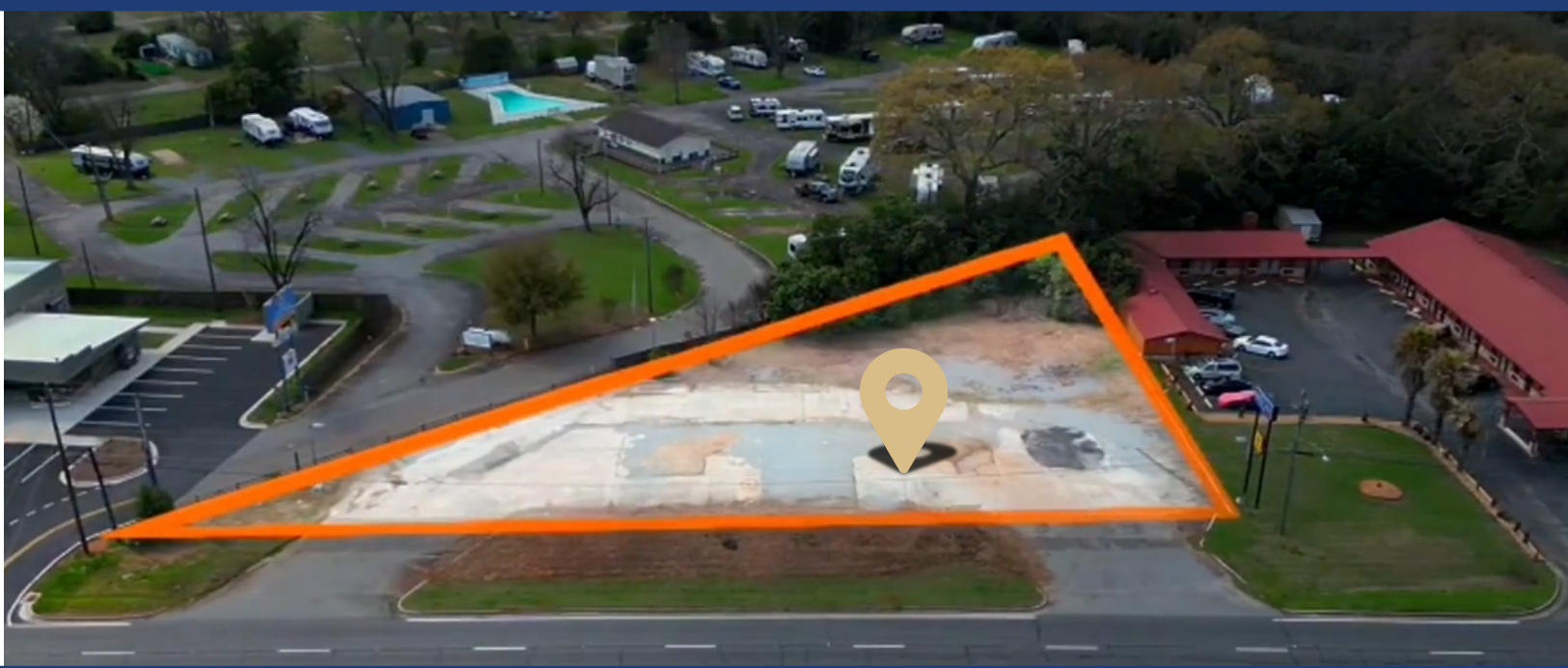


1515 Sam Nunn Blvd.

1515 Sam Nunn Blvd. Perry, GA 31069



**POSITIONED OFF I-75
ON SAM NUNN BLVD.**



**HIGH VISIBILITY &
TRAFFIC COUNTS**



**.75 ACRES
SHARED ACCESS WITH
EXISTING RACETRAC**

- 0.75 acres – ideal pad size for QSR or retail
- High visibility and strong traffic exposure
- Easy access to major roadways and surrounding development
- Perfect for drive-thru concepts or single-tenant users
- Located in a growing Middle Georgia market

**View Property On
Extended Reach USA**



**5-MILE POPULATION
28,624**



**LABOR FORCE
10,031**



**DAILY VEHICLE TRAFFIC
11,300 VPD**



LICENSE NUMBER: 82645



LICENSE NUMBER: CQ1075108

**CO-LISTED BY CERTIFIED
COMMERCIAL REALTY**

ZAX REI LLC
109 17TH ST NE, ATLANTA, GA 30309

CERTIFIED COMMERCIAL REALTY
100 EAST MAIN ST. LAKELAND, FL 33801



PAUL RUTLEDGE

(941) 228-2198

Paul.Rutledge@CertifiedCommercialRealty.com
Zach.Ellis@CertifiedCommercialRealty.com



ZACH ELLIS

(813) 493-3437

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AADT: 11,300



SURROUNDING RETAIL CORRIDOR



Highway Access
.5 Mile



5- MI Median Age
37.8



5-Mile Avg HH Income
\$103, 783



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