

# COMMERCIAL LAND I-75 VISIBILITY

RUSSELL PARKWAY AT N LEE ST.  
FORSYTH, GA 31029  
MONROE COUNTY

LOT 1 – 1.66 ACRES  
LOT 2 – 1.27 ACRES

ASKING PRICE:  
\$600,000 PER ACRE FOR FRONTAGE

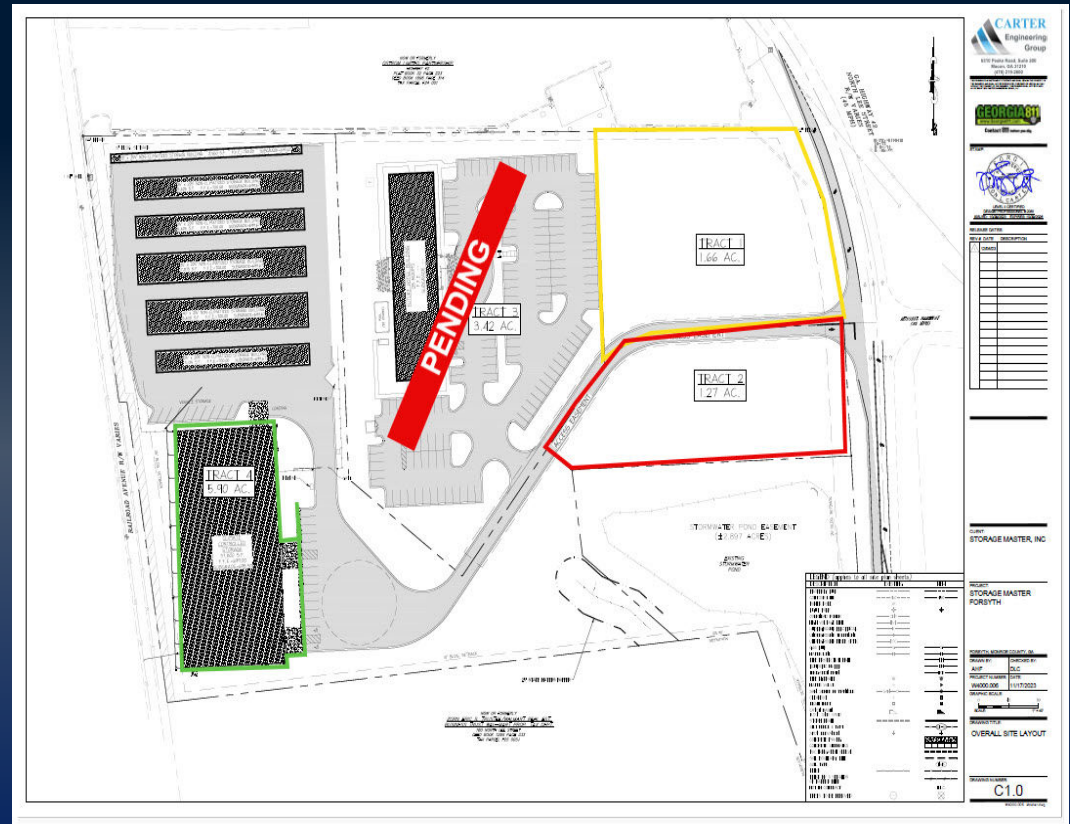


**KING KEMPER, CCIM C: 478.957.1920**  
KKEMPER@THESUMMITGROUPMACON.COM  
4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210  
**O: 478.750.7507**  
WWW.THESUMMITGROUPMACON.COM



## PROPERTY INFORMATION

- High traffic location off Russell
- Parkway with frontage on N Lee Street
- Zoned: highway business
- Water and sewer available
- Master detention available
- Sites will be rough graded & developer will put drive in to storage facility at back of property
- Traffic Count (2021 GDOT estimate):
  - I-75 N – 87,000 vpd
  - I-75 S – 88,900 vpd
  - Cabiniss Rd – 11,800 vpd



RUSSELL PARKWAY AT N LEE ST  
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