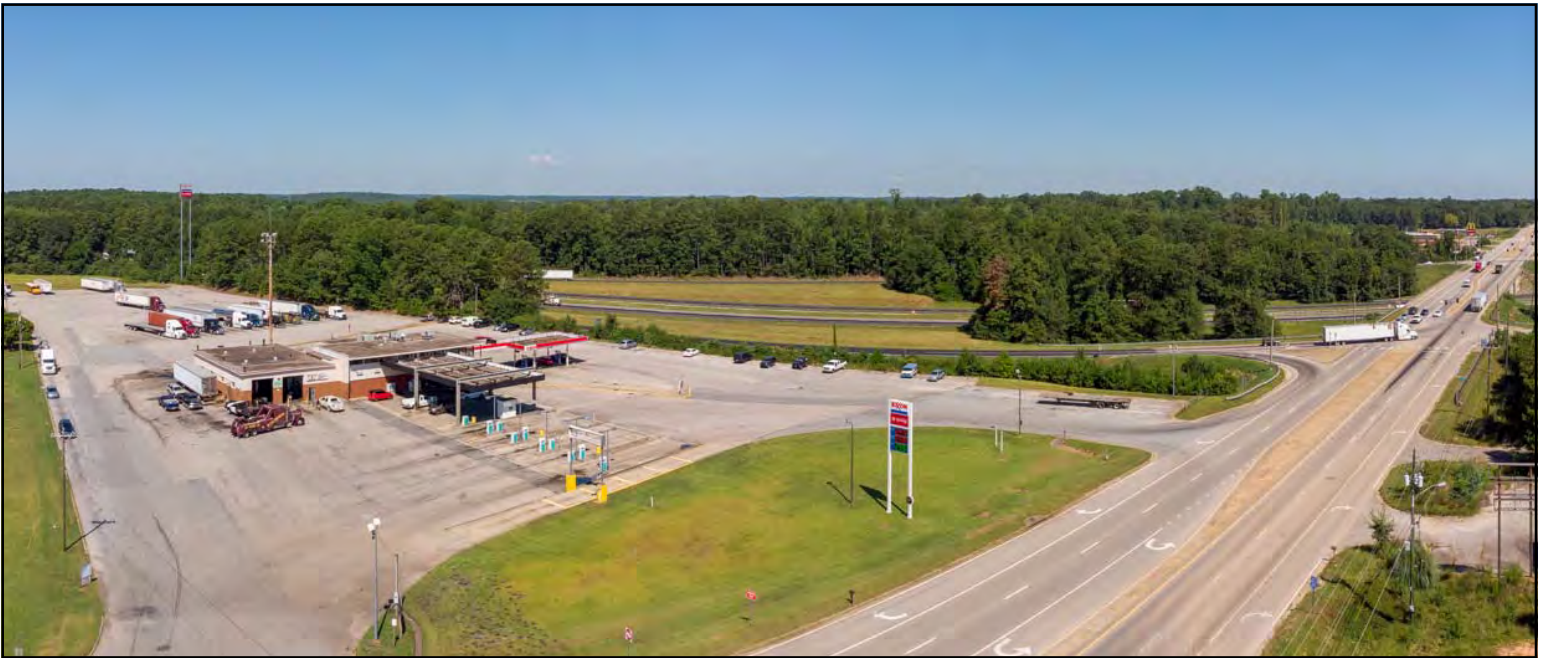


**INVESTMENT OPPORTUNITY
TRUCK STOP / TRAVEL CENTER
12,566± SF - 10± ACRES
PIN CORNER OF I-85**



PROPERTY VIDEO: <https://www.goroundmedia.com/2560-whitesville-rd-la-grange-ga/>

CONTACT:

PATRICK BARRY - EXCLUSIVE AGENT
pbarry@cbcworldwide.com
Office: (478) 746-8171
Cell: (478) 718-1806

**2560 Whitesville Road
LaGrange, Troup County, GA 30240**

SALES PRICE: \$3,250,000

**Coldwell Banker Commercial
Eberhardt & Barry
990 Riverside Drive
Macon, Georgia 31201
(478) 746-8171**



PROPERTY OVERVIEW

2560 Whitesville Road
LaGrange, GA 30240

PROPERTY VIDEO:	https://www.goroundmedia.com/2560-whitesville-rd-la-grange-ga/
LOCATION:	Subject property located at pin corner of Interstate 85, Exit 13
BUILDING INFORMATION:	12,566± SF Truck Stop / Travel Center <ul style="list-style-type: none"> - 9,481± SF Lower Level <ul style="list-style-type: none"> - Convenience Store with fuel bays - Built-in coolers - Restaurant - Tire Service Center - Truck Repair Shop - 3,085± SF Upper level - Truck scale
PUMPS:	<ul style="list-style-type: none"> • Gas: Three (3) fuel islands • Diesel: Six (6) pumps
STORAGE TANKS: (Installed 12/23/1993)	<ul style="list-style-type: none"> • Tank A: 1,000 gallons • Tank B: 6,000 gallons • Tank C: 15,000 gallons • Tank D: 20,000 gallons • Tank E: 20,000 gallons
LEASE HIGHLIGHTS:	See Pages 3 - 4
AVERAGE DAILY TRAFFIC COUNTS:	36,400 vehicles per day on I-85 @ Exit 13
LAND:	<ul style="list-style-type: none"> • 10± Acres • Two (2) curb-cuts, no hard median • 1217' frontage on Interstate 85; 600' frontage on Whitesville
YEAR BUILT:	1969
EXTERIOR:	Brick
ROOF:	Asphalt shingles
FLOORING:	Tile, concrete
CEILING/LIGHTING:	Acoustical ceilings with fluorescent fixtures
OUTDOOR LIGHTING:	LED and HID
HVAC:	Central heat and air condition in store and restaurant
PARKING:	Parking for 100 tractor trailers
SIGNAGE:	Pylon with visibility from Interstate 85
UTILITIES:	All utilities serve the site.
ZONED:	16-C3 (General Commercial)
NEIGHBORS:	500,000 SF Great Wolf Lodge Hotel & Indoor Water Park (Opened 2018), Wendy's, McDonald's, Arby's, Waffle House, Subway, Industrial District
SALES PRICE:	\$3,250,000



LEASE HIGHLIGHTS

2560 Whitesville Road
LaGrange, GA 30240

	Mountain Express Oil Company (Convenience Store & Gas Station)
FURNITURE, FIXTURES, & EQUIPMENT:	Property of Landlord
TERM:	Five Years through March 2022 (May be terminated with 60-day notice)
RENT:	\$5,000 Per Month
CAM:	N/A
INSURANCE & TAXES:	Paid by Tenant
UTILITIES:	Paid by Tenant

	Crimson Diesel Service (Tire & Repair Shop)
FURNITURE, FIXTURES, & EQUIPMENT:	Property of Landlord
TERM:	One Year through September 2019
RENT:	\$2,500 Per Month
CAM:	N/A
INSURANCE & TAXES:	Paid by Tenant
UTILITIES:	Paid by Tenant



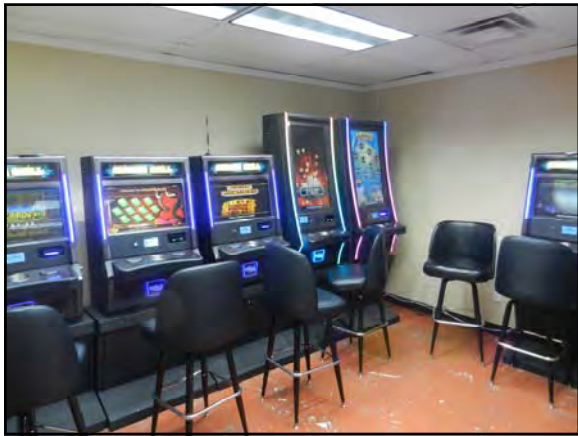
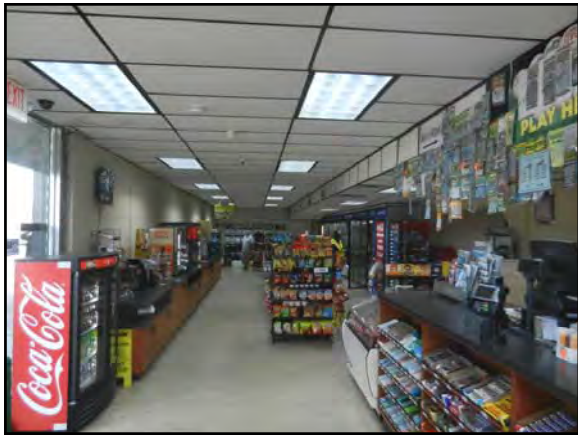
LEASE HIGHLIGHTS

2560 Whitesville Road
LaGrange, GA 30240

	Shirley's Country Kitchen (Restaurant)
FURNITURE, FIXTURES, & EQUIPMENT:	Property of Landlord
TERM:	Month-Month
RENT:	\$3,000 Per Month
CAM:	N/A
INSURANCE & TAXES:	Paid by Tenant
UTILITIES:	Paid by Tenant



PHOTOS
2560 Whitesville Road
LaGrange, GA 30240



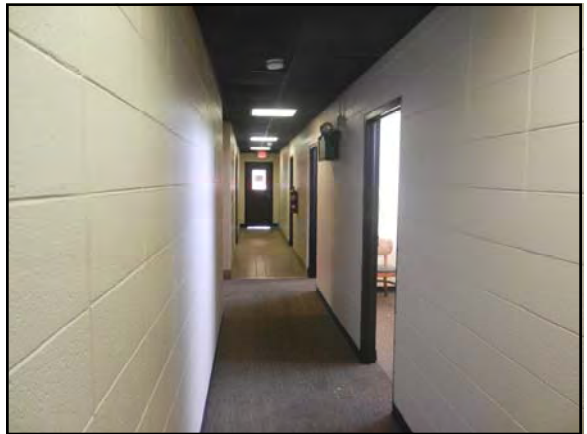


PHOTOS
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PHOTOS

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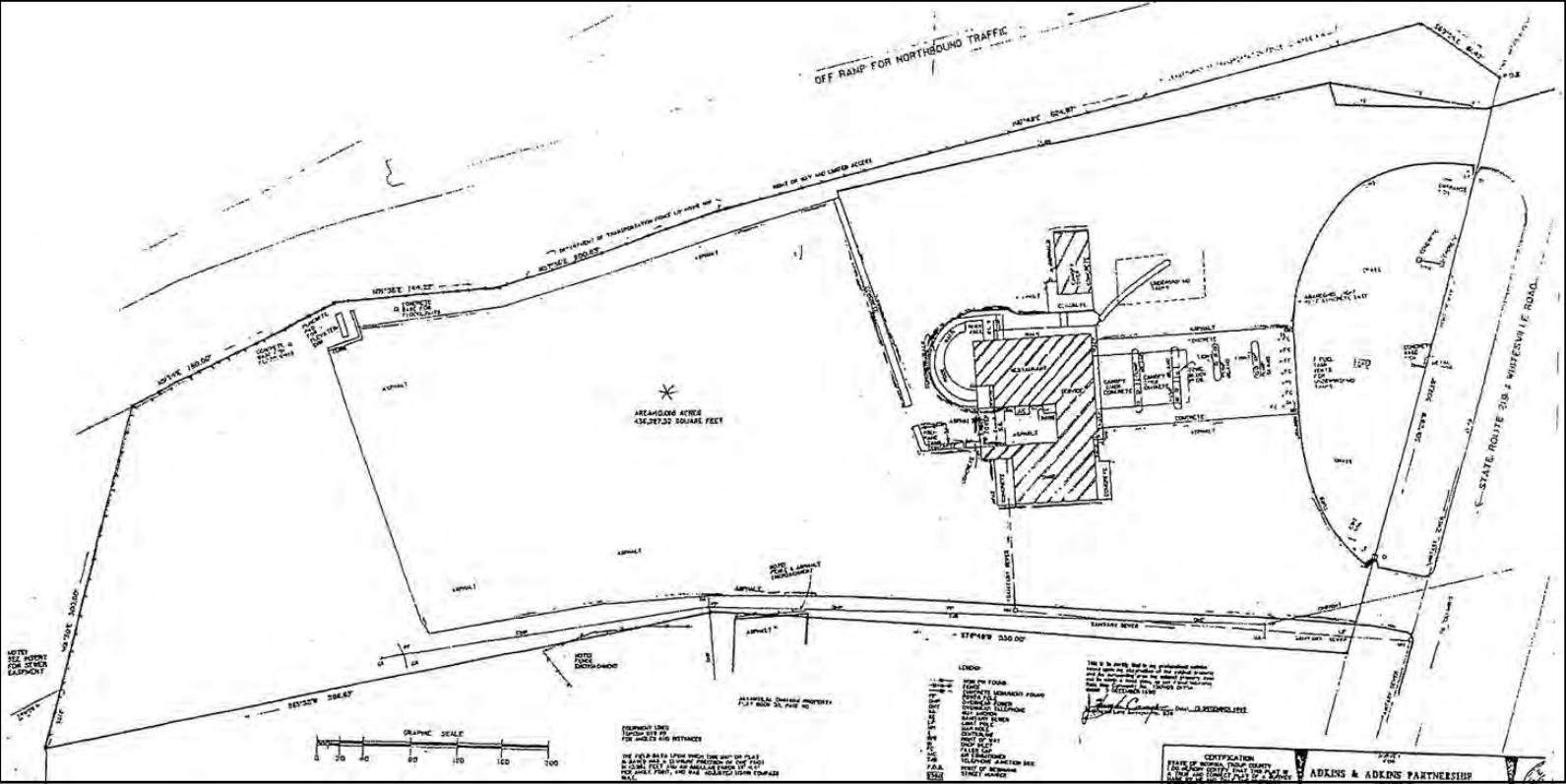
PHOTOS
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Great Wolf Adventure Park - Located across from Travel Center





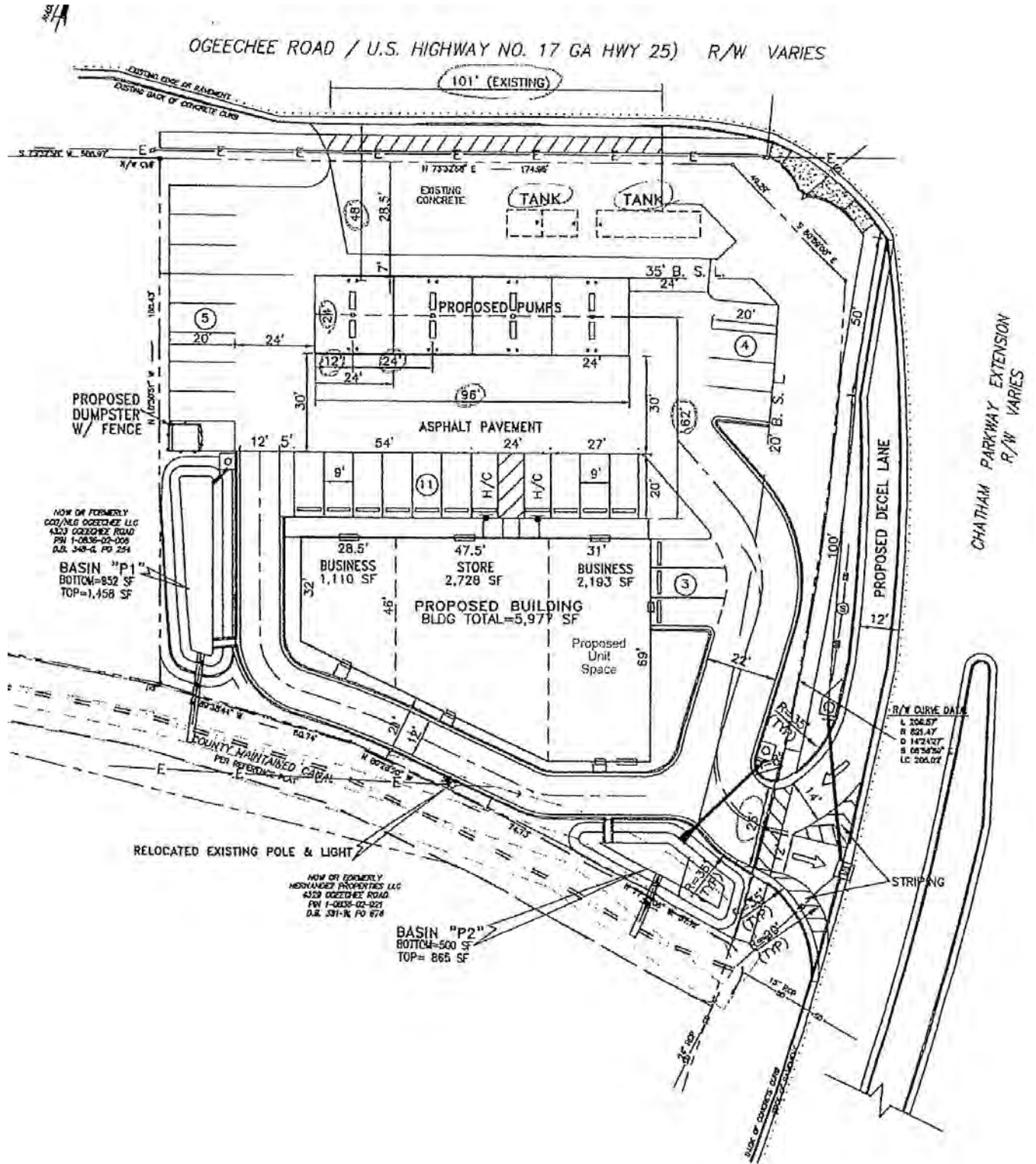
PLAT
 2560 Whitesville Road
 LaGrange, GA 30240





PROPOSED SITE PLAN

2560 Whitesville Road
LaGrange, GA 30240





AERIAL PARCEL MAP

2560 Whitesville Road
LaGrange, GA 30240





AERIAL MAP

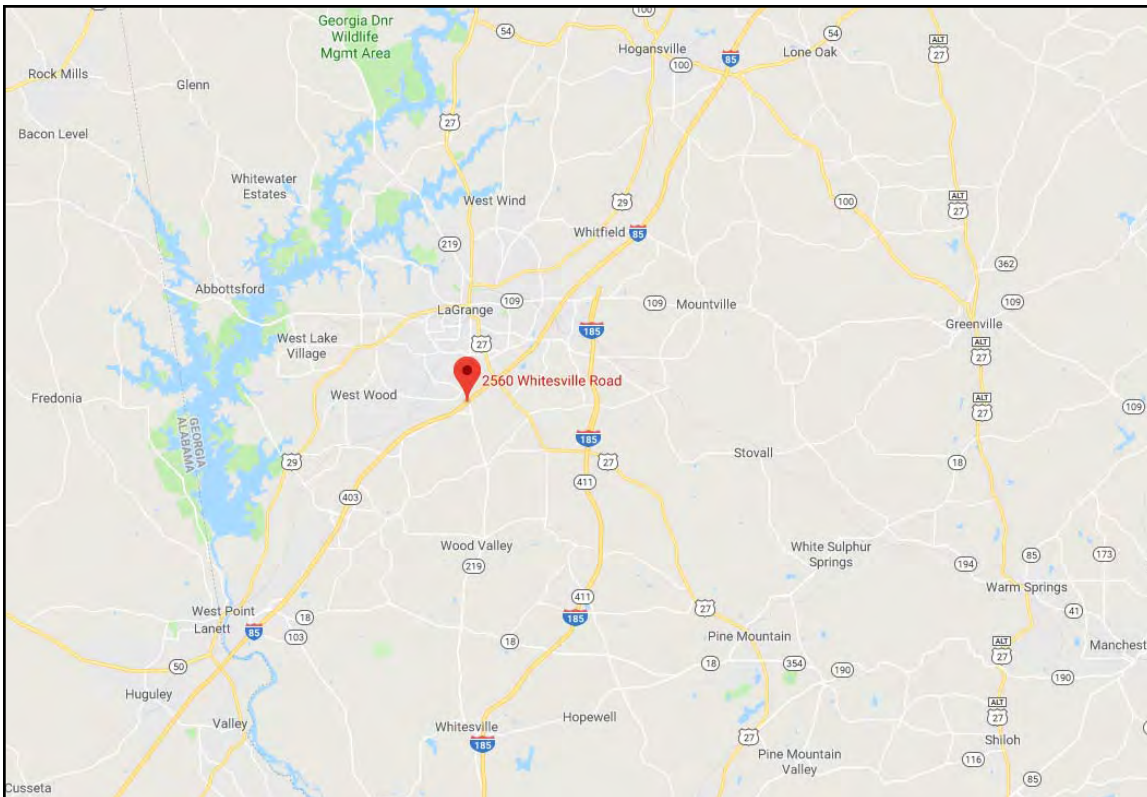
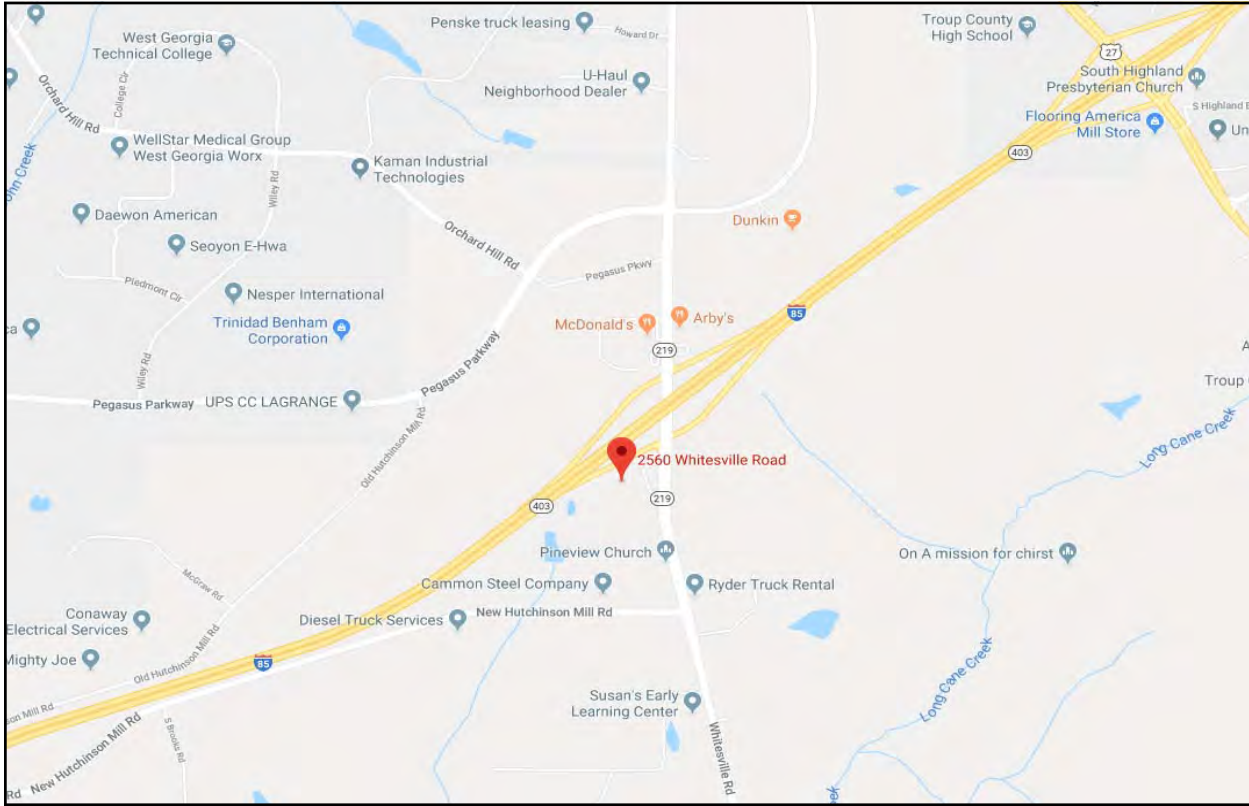
2560 Whitesville Road
LaGrange, GA 30240





LOCATION MAPS

2560 Whitesville Road
LaGrange, GA 30240



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Demographic and Income Profile

Troup County, GA
 Troup County, GA (13285)
 Geography: County

Prepared by Esri

Summary	Census 2010	2019	2024
Population	67,044	70,665	72,764
Households	24,828	25,885	26,587
Families	17,489	18,009	18,407
Average Household Size	2.62	2.64	2.65
Owner Occupied Housing Units	15,107	14,356	15,004
Renter Occupied Housing Units	9,721	11,529	11,583
Median Age	36.3	37.8	38.7
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	0.59%	1.10%	0.77%
Households	0.54%	1.09%	0.75%
Families	0.44%	1.01%	0.68%
Owner HHs	0.89%	1.41%	0.92%
Median Household Income	3.43%	2.70%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	4,705	18.2%	3,928	14.8%
\$15,000 - \$24,999	2,731	10.6%	2,382	9.0%
\$25,000 - \$34,999	3,865	14.9%	3,936	14.8%
\$35,000 - \$49,999	2,723	10.5%	2,783	10.5%
\$50,000 - \$74,999	4,750	18.4%	4,848	18.2%
\$75,000 - \$99,999	3,112	12.0%	3,554	13.4%
\$100,000 - \$149,999	3,051	11.8%	3,874	14.6%
\$150,000 - \$199,999	382	1.5%	585	2.2%
\$200,000+	566	2.2%	697	2.6%
Median Household Income	\$43,010		\$50,911	
Average Household Income	\$58,711		\$67,555	
Per Capita Income	\$21,725		\$24,896	

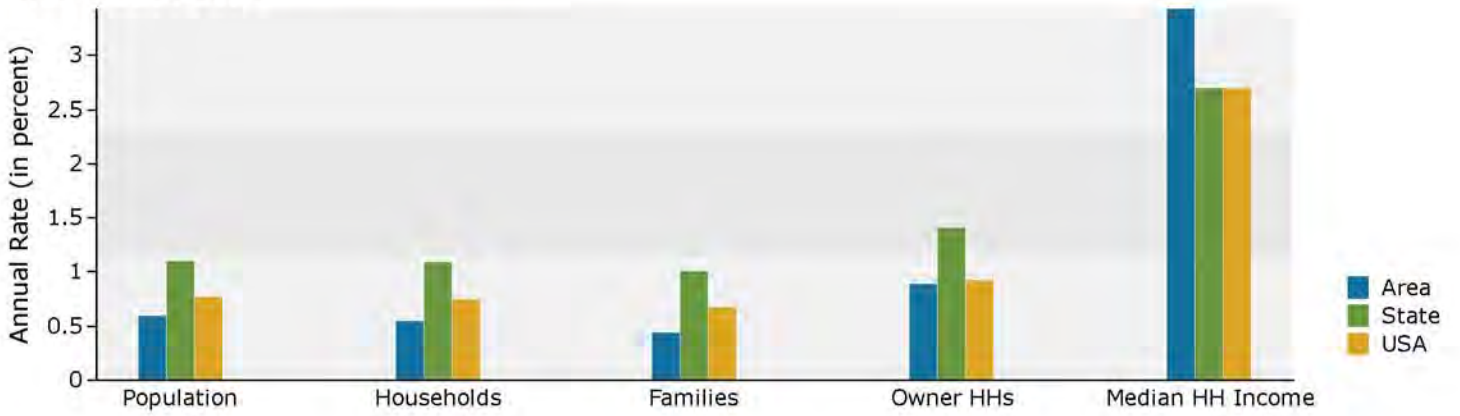
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,749	7.1%	4,550	6.4%	4,640	6.4%
5 - 9	4,864	7.3%	4,740	6.7%	4,758	6.5%
10 - 14	5,043	7.5%	4,779	6.8%	4,975	6.8%
15 - 19	5,175	7.7%	4,638	6.6%	4,799	6.6%
20 - 24	4,366	6.5%	4,428	6.3%	4,156	5.7%
25 - 34	8,213	12.3%	9,650	13.7%	9,441	13.0%
35 - 44	8,867	13.2%	8,758	12.4%	9,519	13.1%
45 - 54	9,550	14.2%	8,664	12.3%	8,510	11.7%
55 - 64	7,914	11.8%	9,143	12.9%	8,791	12.1%
65 - 74	4,519	6.7%	6,898	9.8%	7,770	10.7%
75 - 84	2,683	4.0%	3,116	4.4%	4,038	5.5%
85+	1,101	1.6%	1,301	1.8%	1,367	1.9%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	41,216	61.5%	39,824	56.4%	39,061	53.7%
Black Alone	22,394	33.4%	25,991	36.8%	27,853	38.3%
American Indian Alone	168	0.3%	220	0.3%	253	0.3%
Asian Alone	1,060	1.6%	1,706	2.4%	2,166	3.0%
Pacific Islander Alone	54	0.1%	86	0.1%	103	0.1%
Some Other Race Alone	1,140	1.7%	1,454	2.1%	1,642	2.3%
Two or More Races	1,012	1.5%	1,384	2.0%	1,686	2.3%
Hispanic Origin (Any Race)	2,170	3.2%	2,832	4.0%	3,270	4.5%

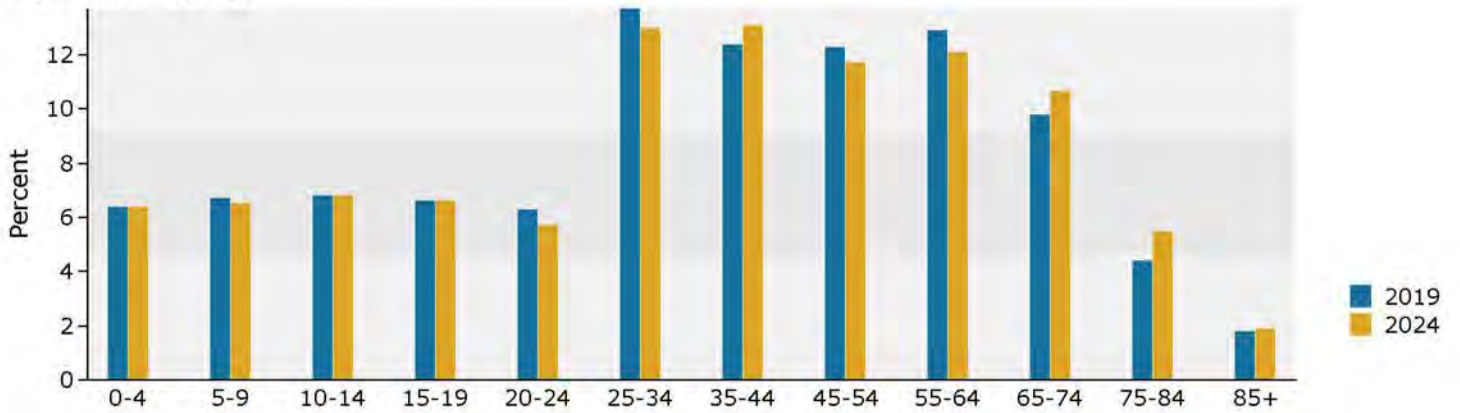
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

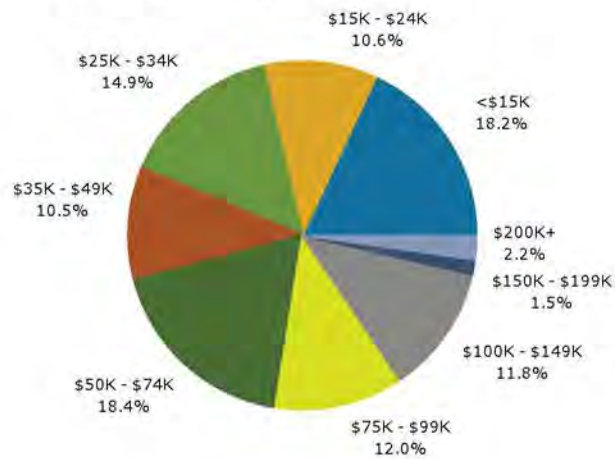
Trends 2019-2024



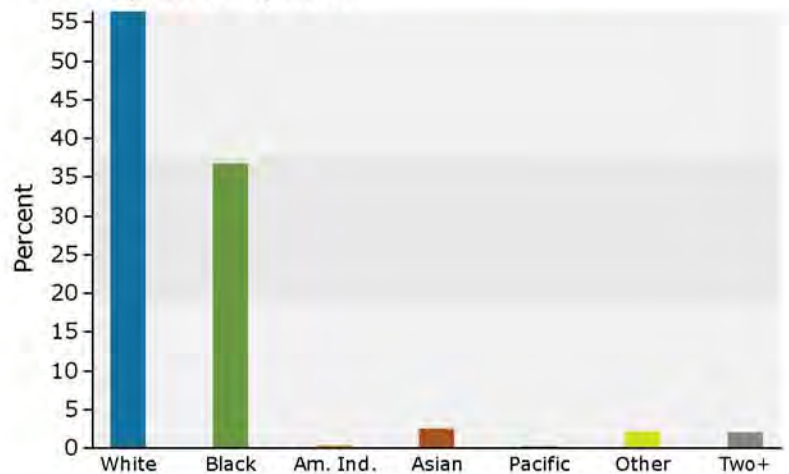
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 4.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.