



HWY 34: 34,000 VPD

**SHARPSBURG, GA**  
 3400 HWY 34  
 Sharpsburg, GA  
 30277

**TIMBERBROOK**  
 55+ Active Adult Community  
 Featuring 226 Homesites

**DEMOGRAPHICS**



Population  
 1 Mile: 4,227  
 3 Mile: 23,019  
 5 Mile: 67,342



Avg. HH Income  
 1 Mile: \$97,014  
 3 Mile: \$106,473  
 5 Mile: \$109,883



Households  
 1 Mile: 1,445  
 3 Mile: 8,090  
 5 Mile: 24,059



**Traffic Counts**

HWY 34: +/- 34,200 VPD

**ASKING PRICE: \$699,000**

**GROUND LEASE: \$70,000/YEAR**

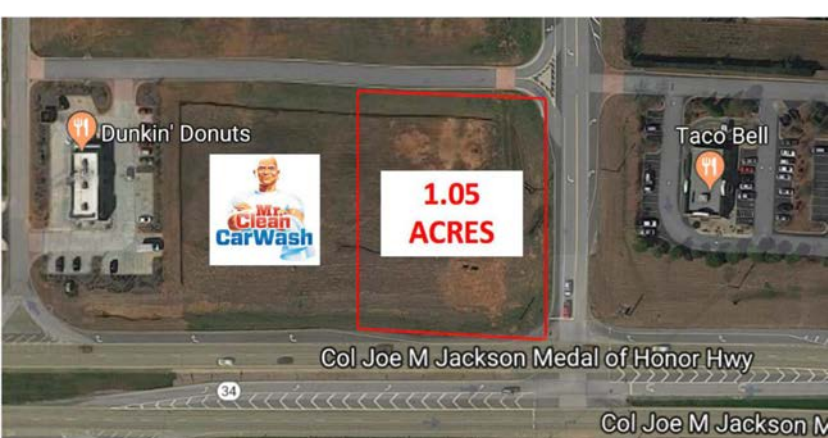
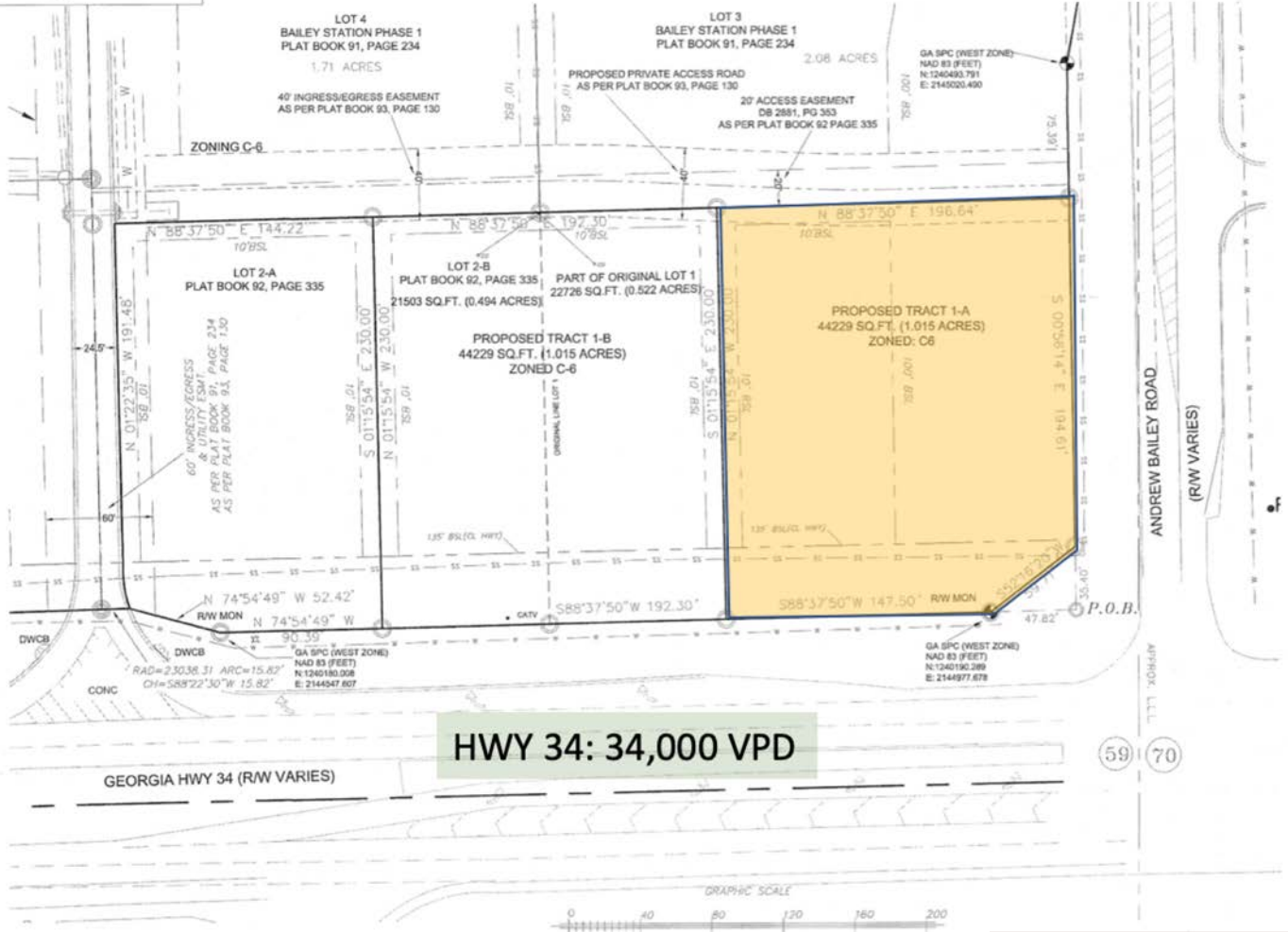
**GROUND LEASE,  
 BUILD TO SUIT,  
 OR FOR SALE**

**Property Highlights:**

- Rough Graded
- Pin Corner, Traffic Light Access
- Zoned Commercial
- Off-Site Retention
- All Utilities
- Cross Easement Access with Dunkin' & Mr. Clean Carwash

Cindy J. Brown

\*parking and landscaping permitted within the BSL



Leasing Inquiries:

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