

## 5.05± ACRES

591' of Frontage on GA Hwy 138

195' of Frontage on Miller Bottom Road

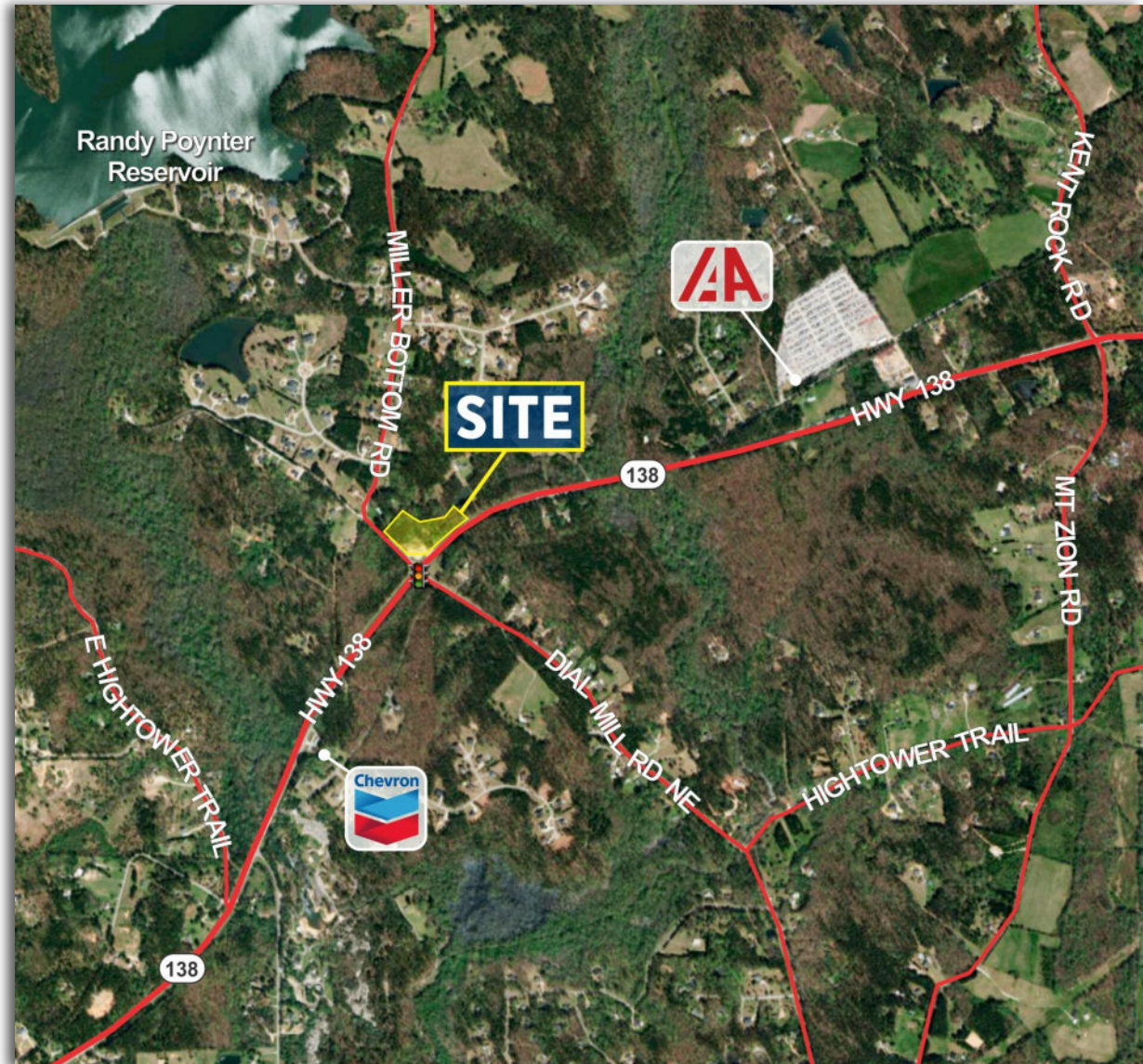
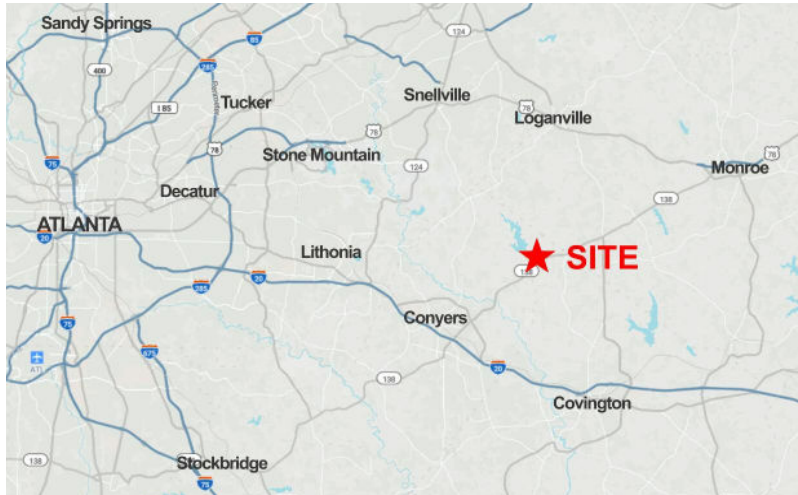
Signalized Intersection

Zoned Commercial (C-1)

C-Store / Gasoline / Alcohol Sales

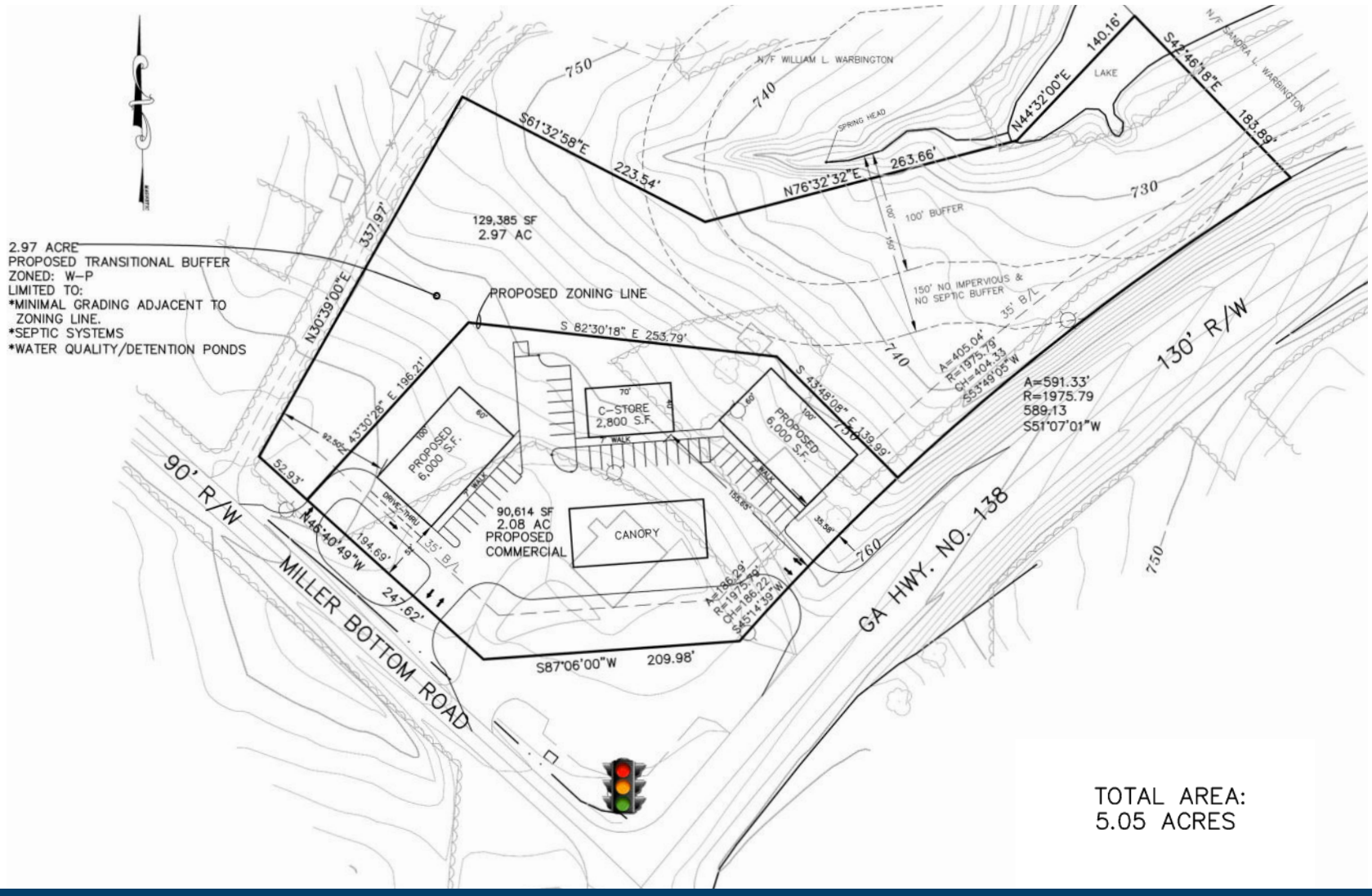
Potential for 12,000 SF of Retail in addition to C-Store

Great Location for Retail, C-Store, etc.





**SURVEY AND EXAMPLE RETAIL DEVELOPMENT SKETCH | 12,000 SF RETAIL | 2,800 SF C-STORE/GAS**



2.97 ACRE  
PROPOSED TRANSITIONAL BUFFER  
ZONED: W-P  
LIMITED TO:  
\*MINIMAL GRADING ADJACENT TO  
ZONING LINE.  
\*SEPTIC SYSTEMS  
\*WATER QUALITY/DETENTION PONDS

TOTAL AREA:  
5.05 ACRES