



REAL ESTATE

1515 Sam Nunn Boulevard  
Perry, GA



#### PROPERTY DESCRIPTION

0.63 acre site with 265+ feet of frontage along Sam Nunn Boulevard (Highway 341), located approximately 1/4 mile from Interstate 75.

LOCATION: Sam Nunn Boulevard (Highway 341), 1/4 mile west of I-75

SIZE: 0.63 Acres

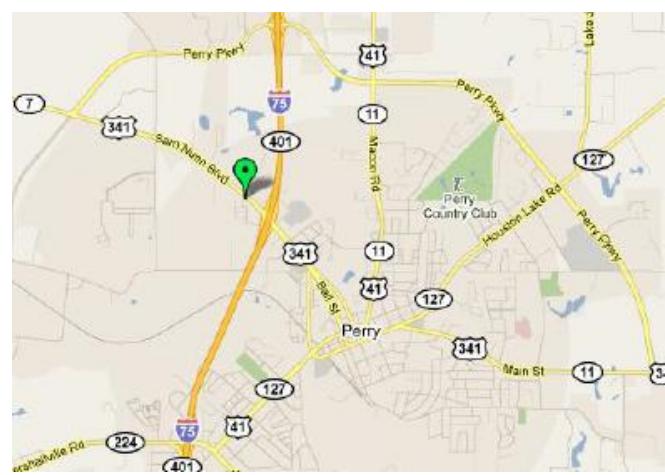
ZONING: "C-1", Highway Commercial ( City of Perry)

UTILITIES: Utilities available to site

TRAFFIC COUNTS: 5,200 AADT on Sam Nunn Boulevard ('09)

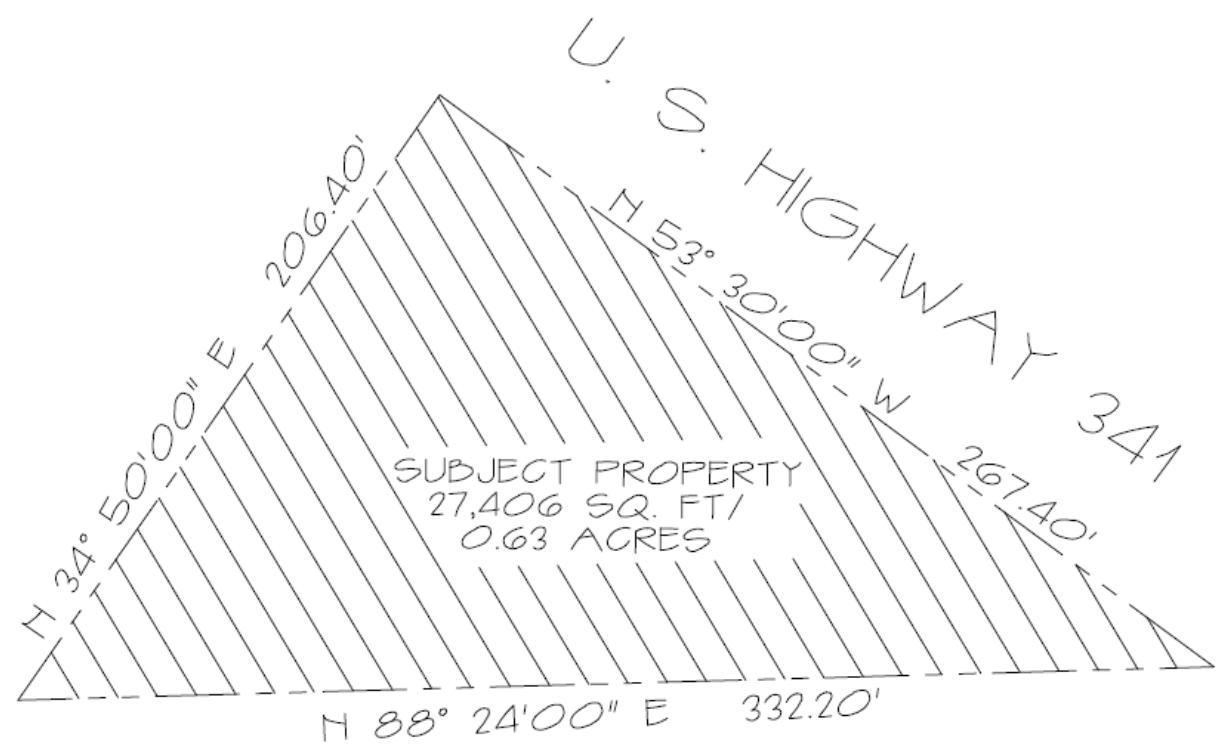
ACCESS: Existing Curb cuts onto DOT ROW

POPULATION: One Mile: 1,394  
Three Miles: 11,339  
Five Miles: 17,717



3225 Cumberland Blvd  
Suite 100  
Atlanta, GA 30339

(800) 388-8035 x1112  
racetracrealestate@racetrac.com  
racetracrealestate.com



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