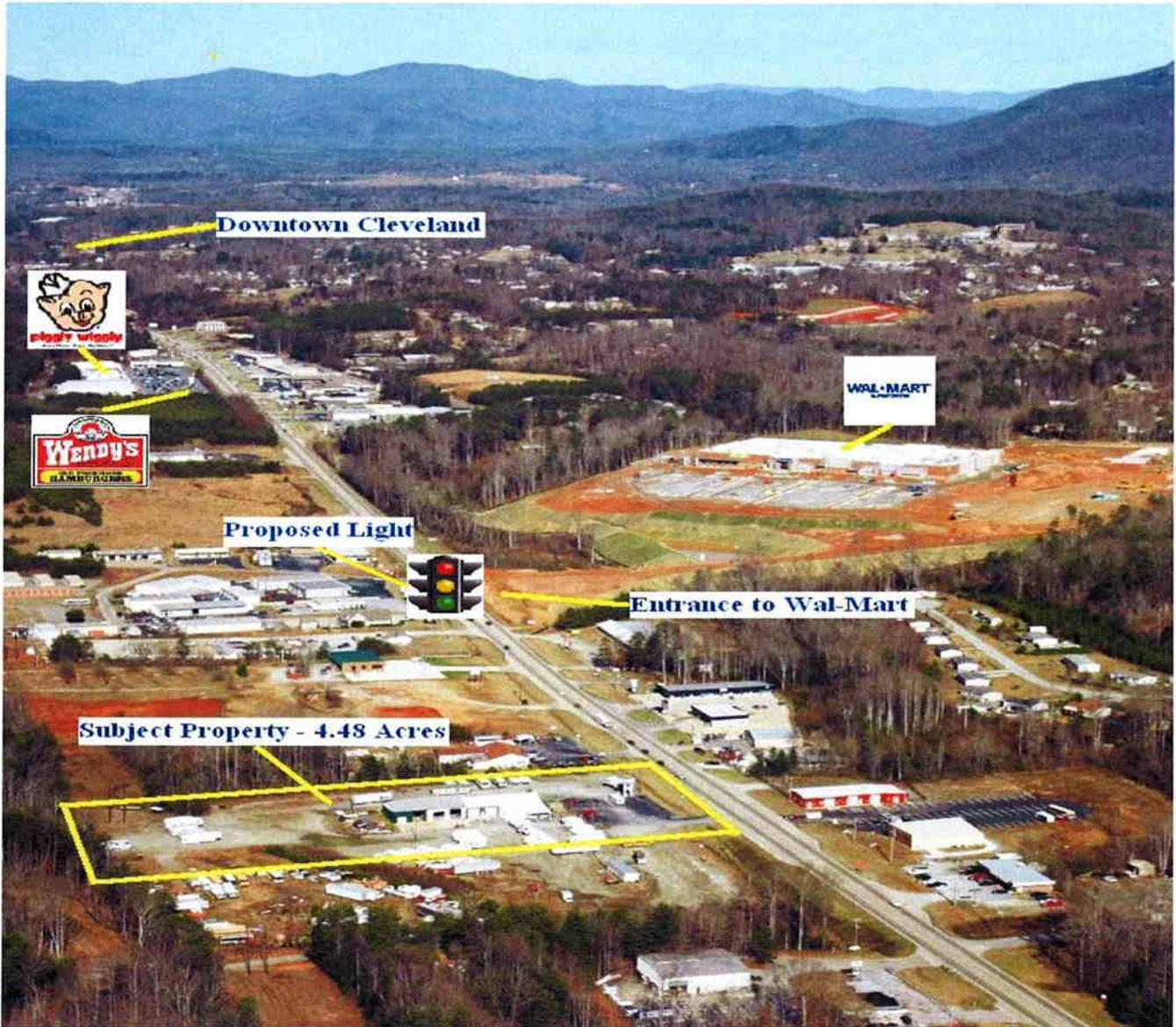




EXCELLENT COMMERCIAL OPPORTUNITY
CLEVELAND HAS HAD 33.1% GROWTH SINCE 2000!
BE CADDY CORNER TO THE NEW SUPER WAL-MART
ON BUSY HWY 129 SOUTH
4.48 ACRES – 7,736 SQFT BUILDING
OFFERED FOR SALE AT \$779,000 OR FOR LEASE AT \$8/SQFT



1764 Hwy 129 South, Cleveland, Georgia 30528

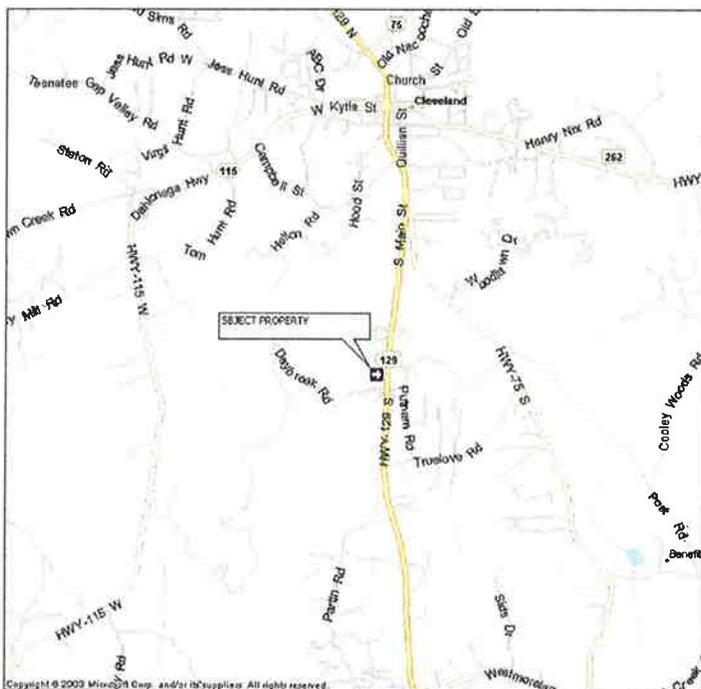
Brent Hoffman – 770-533-6721 – Brent@BrentHoffman.com – www.BrentHoffman.com
Don Grimsley – 770-533-6738 – Don@DonGrimsley.com – www.DonGrimsley.com
Prudential Georgia Realty – 351 Jesse Jewell Pkwy #300; Gainesville, GA 30501 (770-536-3007)



Commercial Growth Corridor in Cleveland, Georgia

Located caddy corner to the new Super Wal-Mart (under construction), this prime 4.48 acre tract of land is the perfect location for your business and/or further Commercial Development! With the Hwy 129 South corridor exploding with growth, purchase this property and enjoy watching the traffic count increase and commercial development all around you. Cleveland has seen a population growth of a staggering 86% since 1990 and over 33% since 2000. Located approximately 1.6 miles south of the square in Cleveland, this property has all utilities (water, sewer, gas, power) as well as a decel lane off of Hwy 129 South already in place and 316 feet of frontage on 129S. Additionally, this commercially zoned property has a 7,736 square foot building that includes offices, showroom and service bays complete with 9 over-head doors and 18 foot eaves. Don't miss this opportunity to own and/or develop an excellent tract in a booming commercial area!!!

LOCATION MAP



Directions from Atlanta – Travel I-85 North to I-985. Take I-985 to exit 24. Take a left off of exit and proceed to the 3rd light. Turn right on Hwy 129 towards Cleveland.

Proceed on Hwy 129 towards Cleveland. Property is on the left (1764 Hwy 129S) about 1.6 miles south of the square.



HAPPY TIME RV



FRONT OF BUILDING



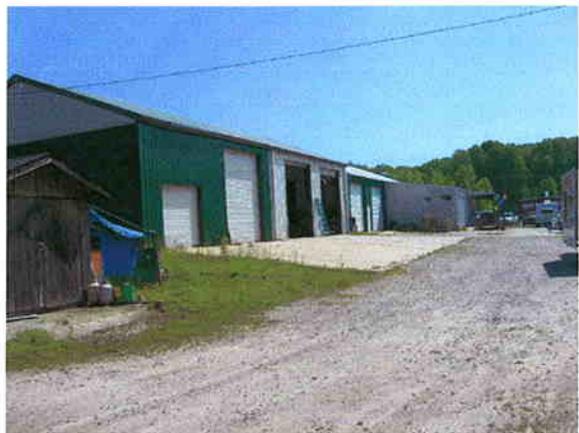
VIEW OF SIGN



LOOKING SOUTH ON HWY 129



LOOKING NORTH ON HWY 129



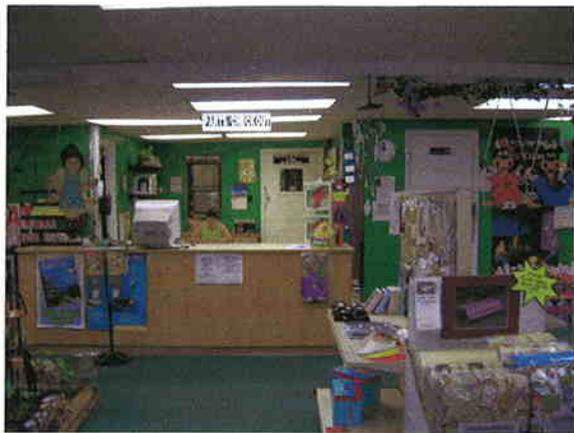
SOUTH SIDE OF BUILDING



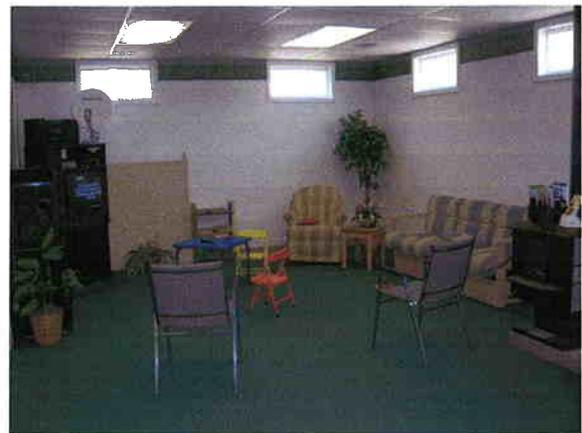
NORTH SIDE OF BUILDING



BACK PARKING AREA



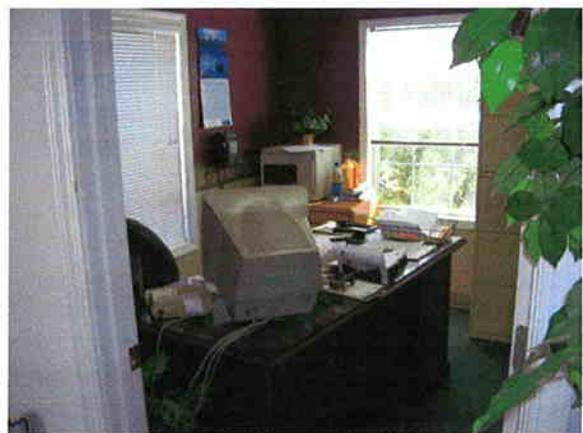
SALES AREA



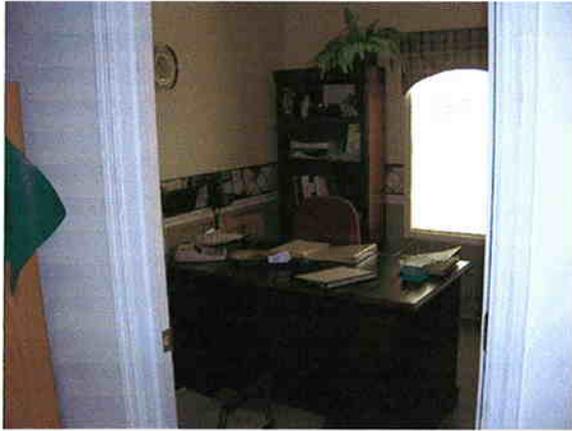
WAITING AREA



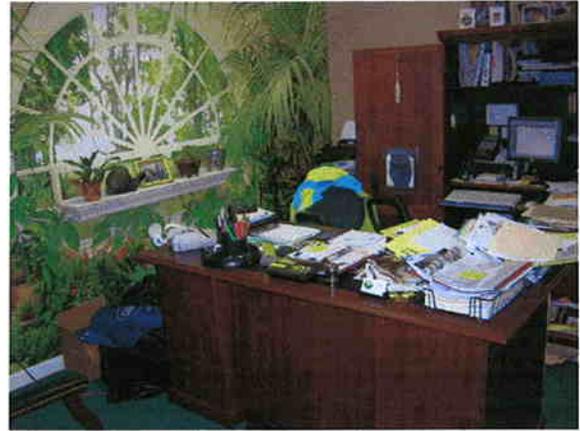
SALES AREA



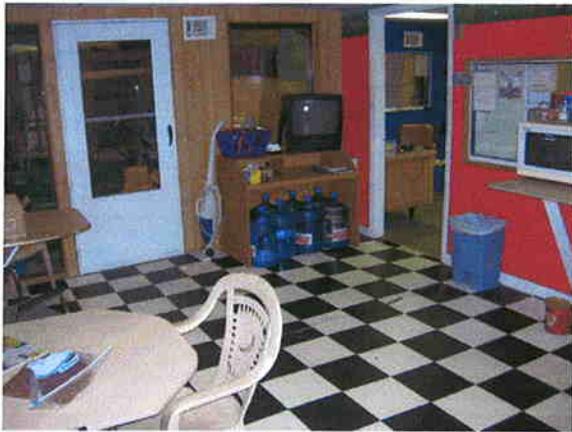
TYPICAL OFFICE



SALES PERSONS OFFICE



MANAGER'S OFFICE



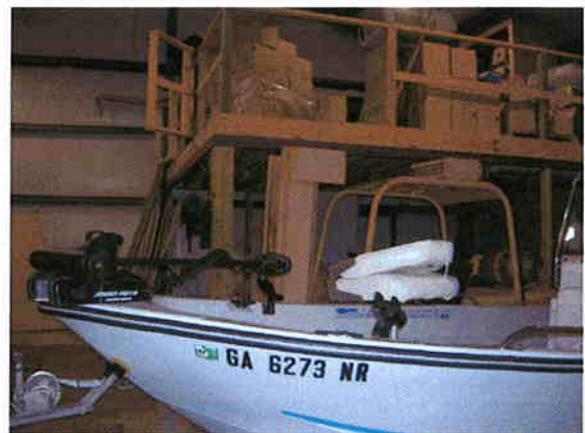
BREAK ROOM



PARTS STORAGE



SHOP AREA



SHOP AREA

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN _____ FEET AND AN ANGULAR ERROR OF _____ PER ANGLE POINT, AND WAS ADJUSTED USING _____ RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN _____ FEET. EQUIPMENT USED - TOPCON GTS-28 TOTAL STATION

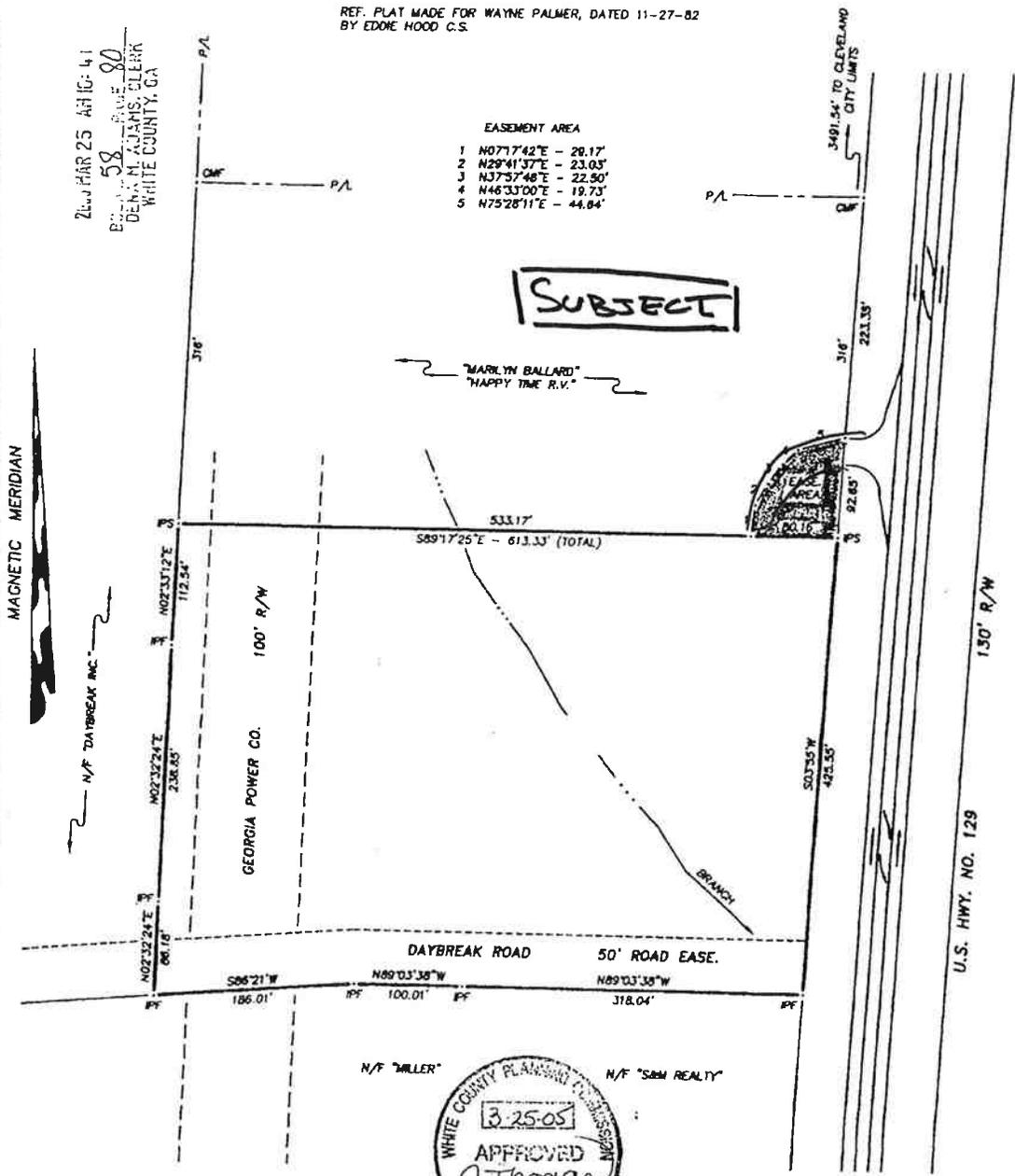
REF. PLAT MADE FOR WAYNE PALMER, DATED 11-27-82 BY EDDIE HOOD C.S.

ZLW MAR 25 AM 10:41
 BOOK 58 PAGE 80
 DENNA M. ADAMS, CLERK
 WHITE COUNTY, GA

- EASEMENT AREA
- 1 N071°42'E - 29.17'
 - 2 N29°41'37"E - 23.03'
 - 3 N37°57'48"E - 22.50'
 - 4 N46°33'00"E - 19.73'
 - 5 N75°28'11"E - 44.84'

SUBJECT

"MARLYN BALLARD"
 "HAPPY TIME R.V."



JOB NO. 05-085

THIS PROPERTY IS NOT IN A DESIGNATED FLOOD HAZARD AREA.

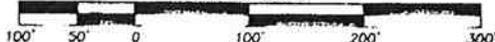
PLAT PREPARED FOR

GPS PROPERTIES

LAND LOT 41 — 2nd DISTRICT
 WHITE COUNTY, GEORGIA
 DATE: 03-22-2005 — SCALE: 1" = 100'

B/175/156

GRAPHIC SCALE



3-22-05

EDDIE HOOD & ASSOCIATES
 8 COURTHOUSE SQUARE
 CLEVELAND, GA. 30528
 PHONE: (706) 865-3676
 FAX: (706) 865-7303