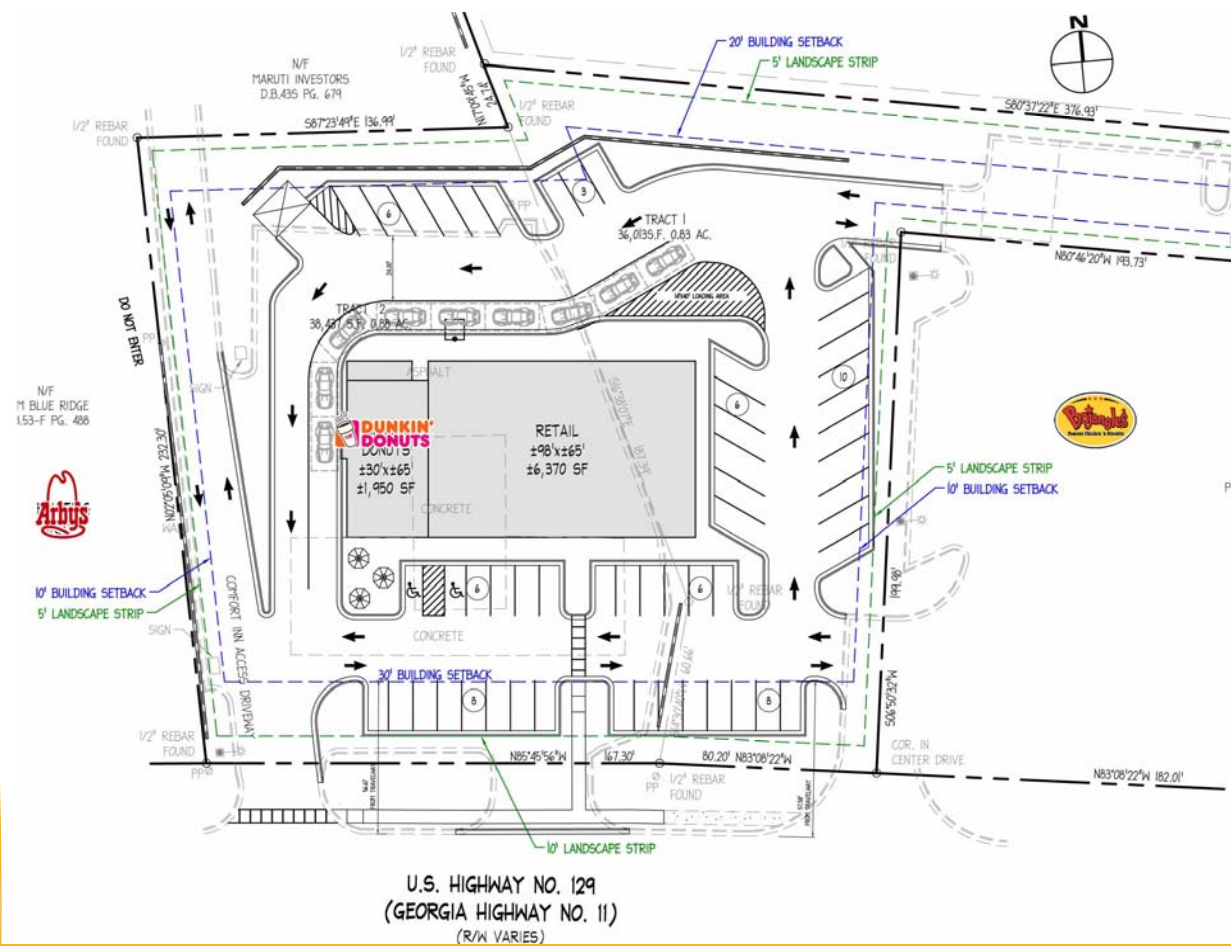


SUMMARY



U.S. HIGHWAY NO. 129
(GEORGIA HIGHWAY NO. 11)
(R/W VARIES)

Site Summary

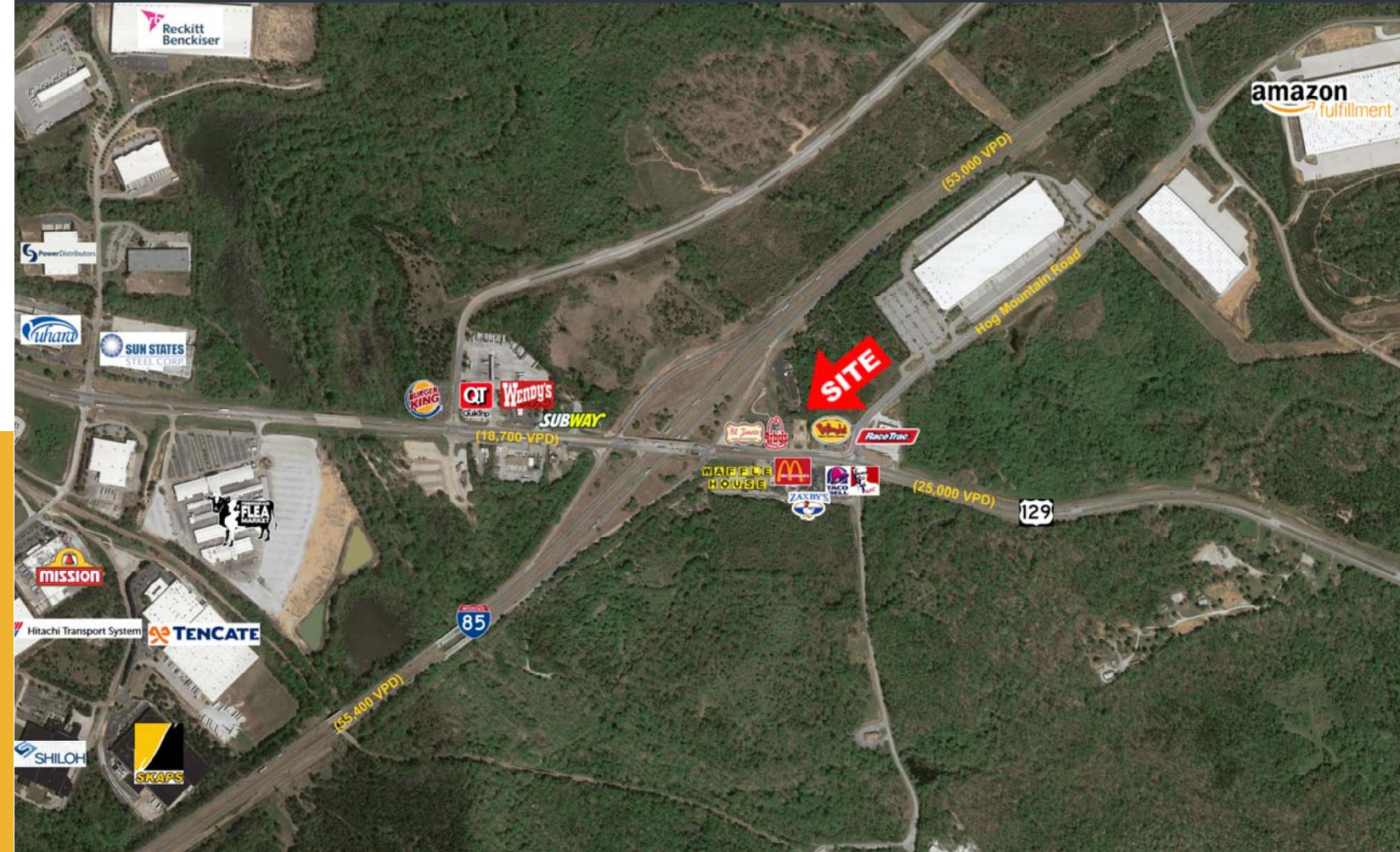
- Situated in front of Jefferson Mill Business Park, home to the new 850,000 sf Amazon fulfillment center, employing 1,000 full-time employees.
- Well-positioned along I-85, providing this submarket with a regional customer base.
- Visibility and Multiple Access Points from Hwy 129 & Hog Mountain Rd
- Strong traffic counts with over 25,000 cars / day and a growing employment base within close proximity to the site

DEMOGRAPHICS:	3-Mile	5-Miles	7-Miles
2018 Est. Population	4,752	20,299	37,451
2018 Avg HH Income	\$ 74,356	\$ 78,279	\$ 76,723
2018 Est. Households	1,654	7,122	13,112
2018 Est. # of Employees	4,453	9,575	11,337



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BUILD TO SUIT OR GROUND LEASE 4866 US Hwy 129 NORTH JEFFERSON, GA

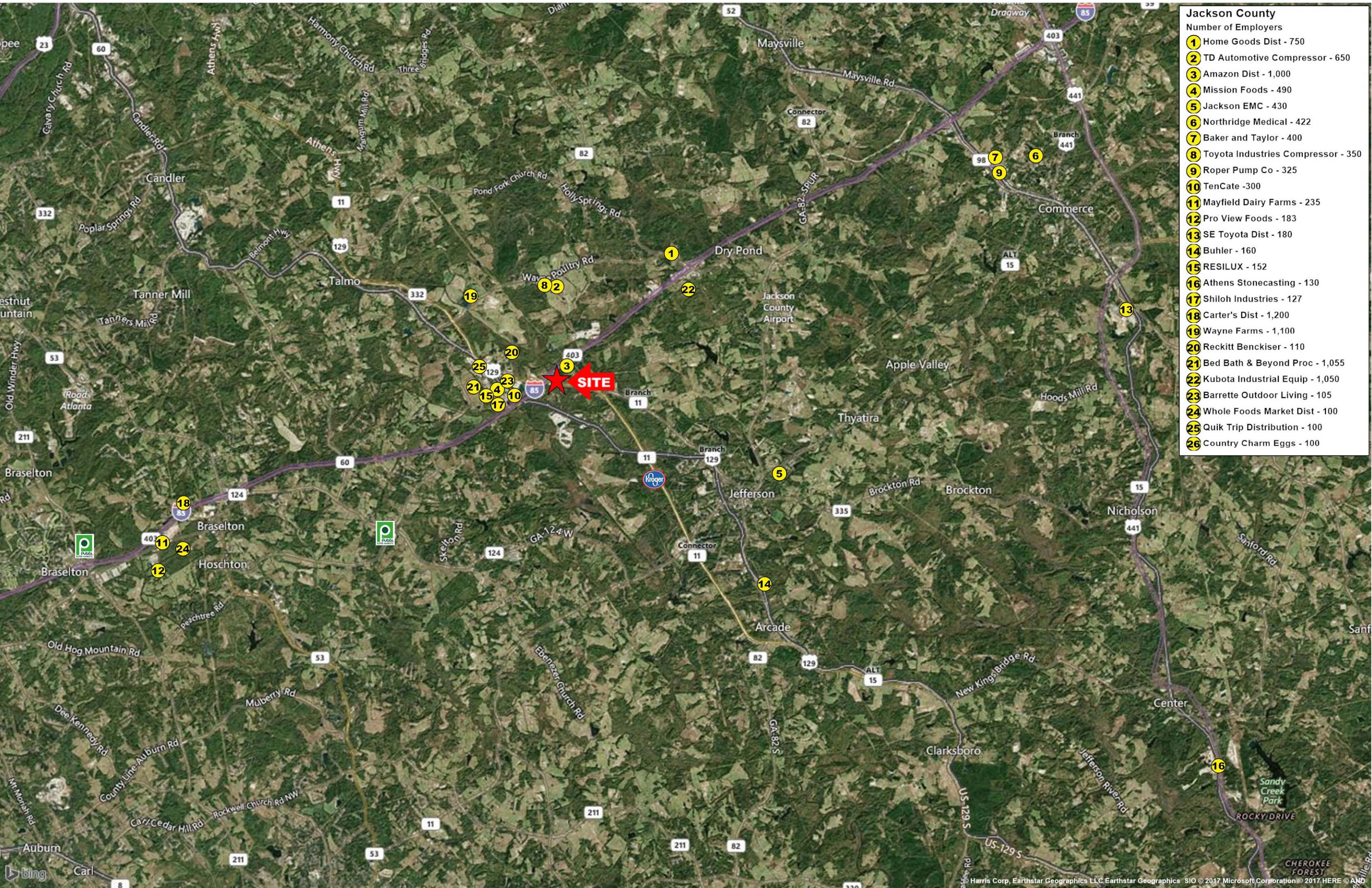


1.7 ACRES ZONED C-2

For More Information, Contact:

Terry Sullivan
770-955-0404
tsullivan@trilogygroup.net





Jackson County

Number of Employers

1	Home Goods Dist - 750
2	TD Automotive Compressor - 650
3	Amazon Dist - 1,000
4	Mission Foods - 490
5	Jackson EMC - 430
6	Northridge Medical - 422
7	Baker and Taylor - 400
8	Toyota Industries Compressor - 350
9	Roper Pump Co - 325
10	TenCate - 300
11	Mayfield Dairy Farms - 235
12	Pro View Foods - 183
13	SE Toyota Dist - 180
14	Buhler - 160
15	RESILUX - 152
16	Athens Stonecasting - 130
17	Shiloh Industries - 127
18	Carter's Dist - 1,200
19	Wayne Farms - 1,100
20	Reckitt Benckiser - 110
21	Bed Bath & Beyond Proc - 1,055
22	Kubota Industrial Equip - 1,050
23	Barrette Outdoor Living - 105
24	Whole Foods Market Dist - 100
25	Quik Trip Distribution - 100
26	Country Charm Eggs - 100