



10891 Veterans Memorial Highway
Lithia Springs, GA
9.47 Acres – Zoned C-G

iwi Sunrise memorial

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KW Commercial Peachtree Road
804 Town Blvd. Ste A2040
Atlanta, GA 30319
404-419-3500

Property Overview

Total Acreage: 9.47 acres

Parcel ID's: 03621820023 & 03621820022

County: Douglas

Zoning: C-G – General Commercial

Traffic Count: 13,600 ADT

Utilities: Water & sewer available

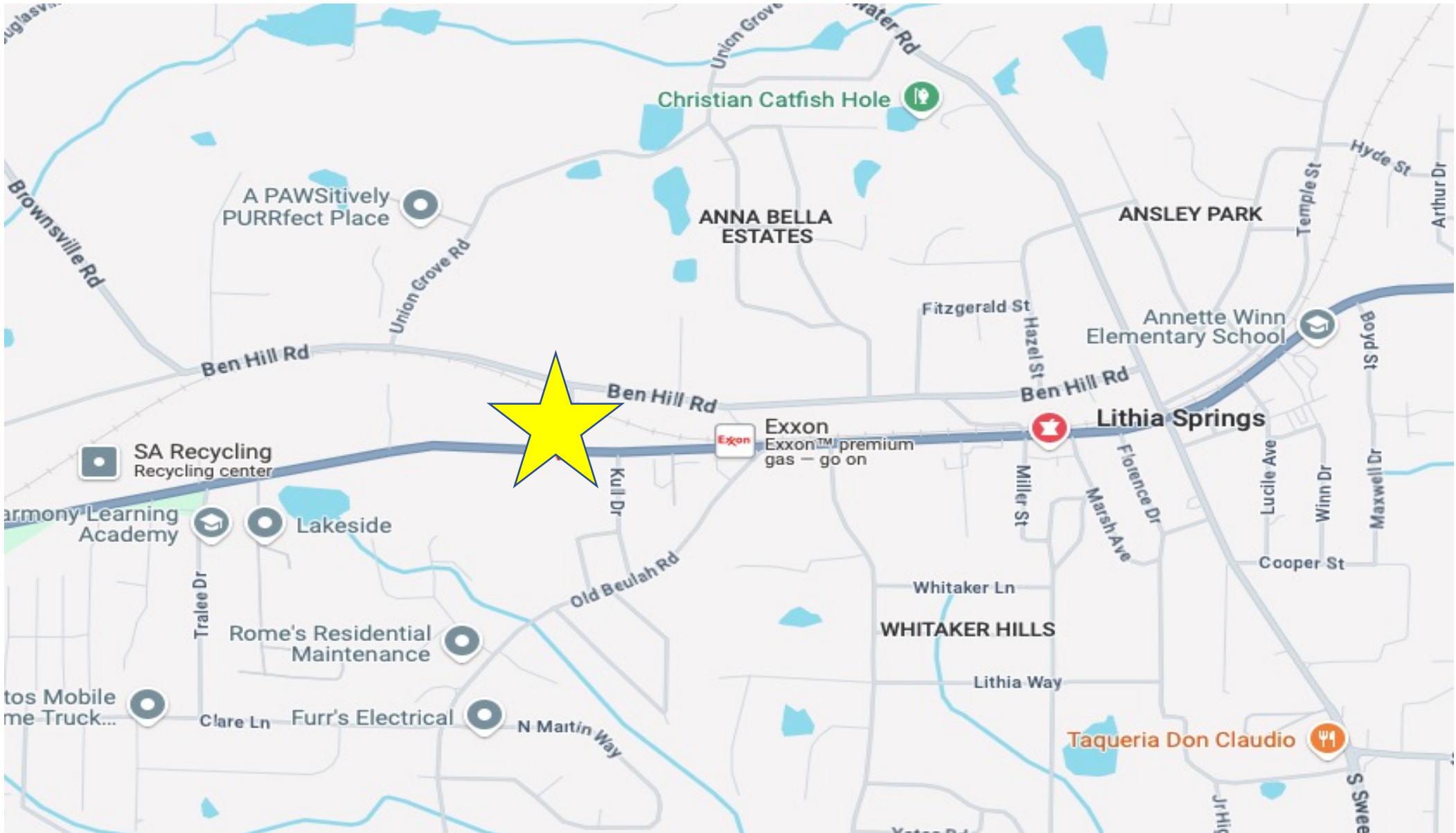
Suggested Uses: Retail center, big box retailer, discount clubs and service centers

Offering Price: \$695,000



Two tracts – total 9.47 acres

Location Map





Demographic and Income Profile

10891 Veterans Memorial Hwy, Lithia Springs, Georgia,
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.79192
Longitude: -84.67615

Summary	Census 2010	Census 2020	2024	2029
Population	3,677	3,504	3,663	3,790
Households	1,285	1,219	1,279	1,330
Families	932	870	894	923
Average Household Size	2.86	2.87	2.86	2.85
Owner Occupied Housing Units	934	878	959	1,029
Renter Occupied Housing Units	351	341	320	301
Median Age	35.2	38.6	38.7	39.1
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.68%	0.61%	0.38%	
Households	0.79%	0.86%	0.64%	
Families	0.64%	0.75%	0.56%	
Owner HHs	1.42%	1.32%	0.97%	
Median Household Income	3.15%	3.20%	2.95%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	56	4.4%	47	3.5%
\$15,000 - \$24,999	28	2.2%	20	1.5%
\$25,000 - \$34,999	98	7.7%	73	5.5%
\$35,000 - \$49,999	224	17.5%	186	14.0%
\$50,000 - \$74,999	337	26.3%	327	24.6%
\$75,000 - \$99,999	265	20.7%	298	22.4%
\$100,000 - \$149,999	185	14.5%	250	18.8%
\$150,000 - \$199,999	84	6.6%	126	9.5%
\$200,000+	2	0.2%	2	0.2%



Demographic and Income Profile

10891 Veterans Memorial Hwy, Lithia Springs, Georgia,
Ring: 3 mile radius

Prepared by Esri
Latitude: 33.79192
Longitude: -84.67615

Summary	Census 2010	Census 2020	2024	2029
Population	31,617	32,002	32,476	33,214
Households	11,159	11,630	11,919	12,281
Families	7,927	7,850	7,862	8,052
Average Household Size	2.83	2.75	2.72	2.70
Owner Occupied Housing Units	7,161	7,047	7,612	8,022
Renter Occupied Housing Units	3,998	4,583	4,307	4,259
Median Age	34.2	36.7	37.4	38.5
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.45%	0.61%	0.38%	
Households	0.60%	0.86%	0.64%	
Families	0.48%	0.75%	0.56%	
Owner HHs	1.05%	1.32%	0.97%	
Median Household Income	3.01%	3.20%	2.95%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	886	7.4%	706	5.7%
\$15,000 - \$24,999	494	4.1%	343	2.8%
\$25,000 - \$34,999	768	6.4%	582	4.7%
\$35,000 - \$49,999	1,720	14.4%	1,460	11.9%
\$50,000 - \$74,999	2,582	21.7%	2,494	20.3%
\$75,000 - \$99,999	2,150	18.0%	2,333	19.0%
\$100,000 - \$149,999	1,866	15.7%	2,353	19.2%
\$150,000 - \$199,999	986	8.3%	1,391	11.3%
\$200,000+	468	3.9%	619	5.0%



Demographic and Income Profile

10891 Veterans Memorial Hwy, Lithia Springs, Georgia,
Ring: 5 mile radius

Prepared by Esri
Latitude: 33.79192
Longitude: -84.67615

Summary	Census 2010	Census 2020	2024	2029
Population	95,867	103,834	105,556	107,393
Households	34,153	37,387	38,242	39,210
Families	24,219	25,786	25,827	26,351
Average Household Size	2.79	2.76	2.75	2.73
Owner Occupied Housing Units	22,576	23,122	24,883	26,227
Renter Occupied Housing Units	11,577	14,265	13,359	12,983
Median Age	34.2	36.4	36.9	37.9
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.35%	0.61%	0.38%	
Households	0.50%	0.86%	0.64%	
Families	0.40%	0.75%	0.56%	
Owner HHs	1.06%	1.32%	0.97%	
Median Household Income	2.79%	3.20%	2.95%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	2,359	6.2%	1,888	4.8%
\$15,000 - \$24,999	1,799	4.7%	1,233	3.1%
\$25,000 - \$34,999	2,170	5.7%	1,593	4.1%
\$35,000 - \$49,999	4,437	11.6%	3,687	9.4%
\$50,000 - \$74,999	7,762	20.3%	7,259	18.5%
\$75,000 - \$99,999	6,271	16.4%	6,591	16.8%
\$100,000 - \$149,999	7,776	20.3%	9,348	23.8%
\$150,000 - \$199,999	3,575	9.3%	4,913	12.5%
\$200,000+	2,094	5.5%	2,697	6.9%