



For Sale
±13 Acres
Franklin County

PROPERTY OVERVIEW

0 Cornog Rd | Lavonia, GA 30553

For Sale
±13 Acres
Franklin County



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PROPERTY FEATURES:

±13 acres for sale in Lavonia, GA

±0.8 miles to I-85 (Exit 173)

6" Water, City of Lavonia

6" Sewer, City of Lavonia

Flat to gently rolling topography

Close proximity to retail, medical and industrial businesses along I-85

Variety of potential uses including commercial, residential, or industrial



ipgproperties.com

LOCATION DETAILS

0 Cornog Rd | Lavonia, GA 30553



DISTANCES:

I-85, Exit 173:	±0.8 miles	Inland Port Greer (South Carolina):	±65.5 miles
I-285:	±79.5 miles	Appalachian Regional Port:	±143 miles
Lavonia:	±0.75 miles	Hartsfield Jackson Int'l Airport:	±107 miles
Downtown Atlanta:	±97.3 miles	Port of Savannah:	±225 miles
Greenville, SC:	±49.5 miles	Port of Charleston:	±260 miles

Drew C. Addison, SIOR

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678.316.2409 (cell)

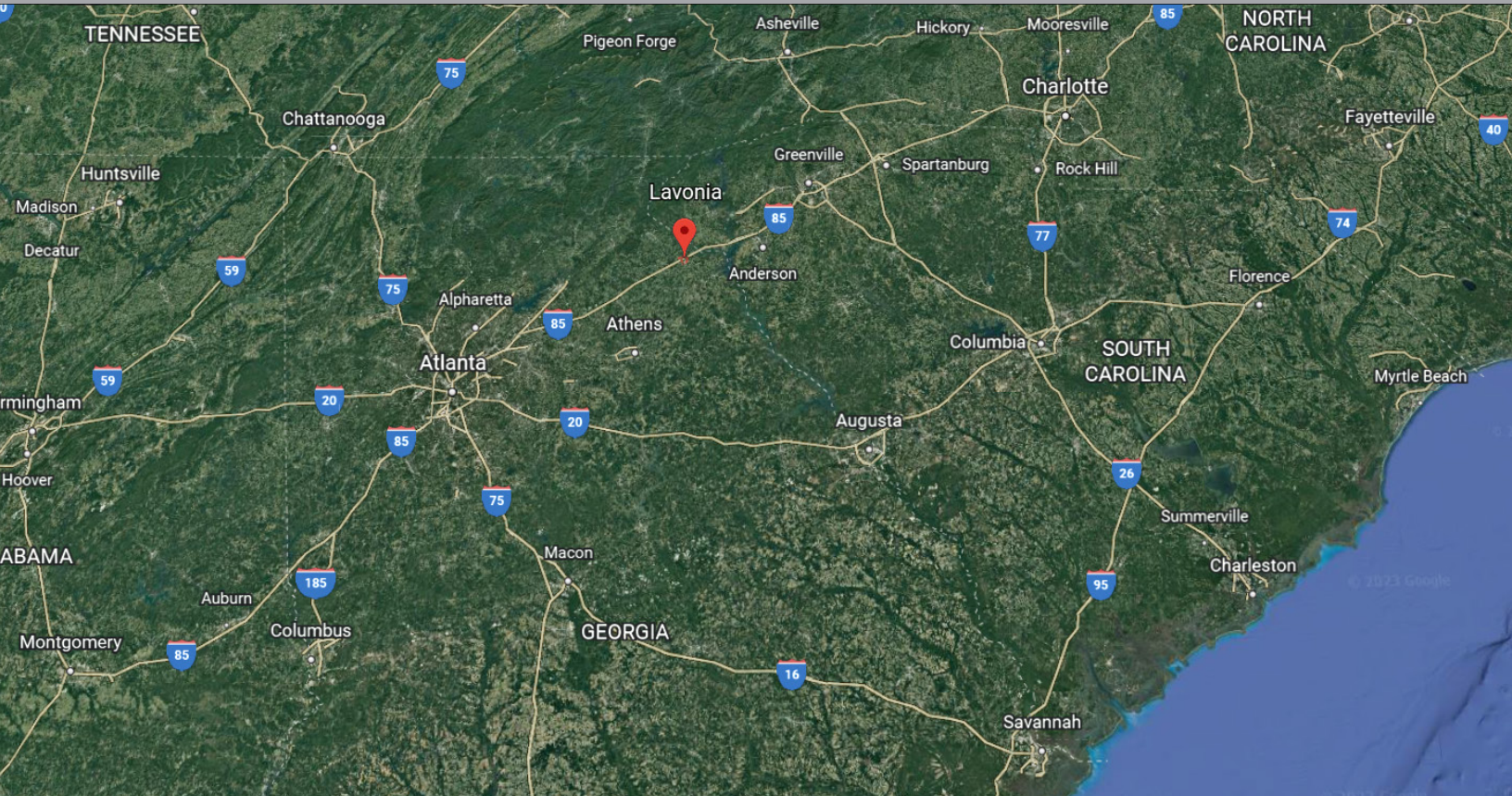
770.536.6555 x 232 (office)

*Owner is licensed in the State of Georgia.



REGIONAL MAP

0 Cornog Rd | Lavonia, GA 30553



About Lavonia:

Located in both Franklin and Hart County, Lavonia's diversified economy is driven by manufacturing, locally-owned small businesses, and agriculture commodities.

Workforce:

Labor in Franklin County, Georgia is readily available, including skilled labor for manufacturing. Franklin County's location along Interstate 85 in northeast Georgia, near Athens and the University of Georgia, gives employers access to higher skilled white-collar workers as well. Designated as a Georgia Work Ready community, Franklin County is ready to staff your new or expanding business.

Demographics:

Franklin County, Georgia has a stable population of about 23,946, as of 2021 U.S. Census estimates. Total population is expected to grow by about 2,000 residents in Franklin County through 2060.

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