

8± ACRES — I-85 / SR 17 INTERSTATE FRONTAGE

Exit 173 • Lavonia, Franklin County, Georgia • Auto Dealership / Commercial Development Site

8± Acres

Available — Commercial Zoned

~40,000 CPD

I-85 Mainline Traffic

~12,000 CPD

SR 17 / Hwy 17 (est.)

SITE HIGHLIGHTS

- Zoning in place — commercial; decel lane and boulevard infrastructure already constructed
- Directly adjacent to a new Tractor Supply Co. (4± acres, under construction) — site is already validated by national retail
- Surrounded by an established national-brand cluster — Starbucks, Holiday Inn Express, Hampton Inn, Chick-fil-A, Exxon, Pizza Hut, Zaxby's, Dairy Queen, Burger King, Hardee's, Bojangles, McDonald's, Cracker Barrel, Taco Bell — proof this exit already draws national retail and travel commerce
- Only one franchise auto dealership (Ford) currently serves this trade area, and it sits set back from the interstate on N. Fairview Rd. with no I-85 visibility — this site offers direct frontage Ford does not have
- 286 new apartment units (Clear Creek) and St. Mary's Medical Center directly across the interstate, adding rooftops and daily traffic
- Adjoining 20± acres under contract for residential development, further building the immediate customer base

TRADE AREA MAP



Available 8± acres outlined in teal at Hwy 17 / I-85 Exit 173, shown against the existing national retail cluster and the area's only Ford dealership

CONTACT

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Traffic counts are estimated; final figures to be confirmed via GDOT TADA prior to formal submission.

