



I-20 East Development Site

2011 EATONTON RD, MADISON, GA 30650



Overview

Retail development opportunity on just off I-20 in Madison, GA.
> 1.43± AC zoned commercial

Location

The City of Madison is centrally located in northeast Georgia between Atlanta and Augusta, Athens and Macon. A growing number of national and international corporations are choosing Madison for their corporate headquarters. The outstanding workforce and the close proximity to major distribution networks have made Morgan County the choice location for high-tech manufacturing.

Traffic Counts

- > 22,220 VPD south of Lions Club Rd on Eatonton Rd
- > 10,940 VPD north of Lions Club Rd on Eatonton Rd
- > 31,970 VPD west of Eatonton Rd on I-20
- > 9,950 VPD north of Eatonton Rd on Lions Club Rd



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DEMOGRAPHICS (2011)	1-MILE	3-MILE	5-MILE
POPULATION	2,301	5,551	7,263
HOUSEHOLDS	912	2,101	2,745
AVERAGE HH INCOME	\$69,776	\$71,775	\$70,518
MEDIAN HH INCOME	\$47,121	\$46,570	\$46,089

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