

# Commercial Sites

Bring your commercial business to Lamar County!

The Highway 341/Veteran's Parkway corridor has the highest volume of traffic per day in the community with between 10,300 and nearly 16,000 vehicles per day.

Several properties are available including a former Hardee's building on College Drive, downtown infill opportunity, and sites along Hwy. 341. See the files below for download. For information on any of these properties, please contact [kathy.oxford \[at\] cityofbarnesville.com](mailto:kathy.oxford@cityofbarnesville.com) (subject: Commercial%20sites) (Kathy Oxford).

## Recent Developments:

- **Jack's Family Restaurants** opened in January of 2021.
- **True Value** and **Farm Supply** opened in 2021, locally owned and operated.
- **Dollar General** has opened a brand new store on College Drive and Hwy. 341.
- **Dollar Tree** opened in the former Walgreens location at the corner of Rose Avenue and Highway 341,
- **Thompson Veterinary Services** recently opened on Rose Avenue near the intersection of Hwy. 341 and expanded with a brand new building.
- **O'Reilly's** auto parts has opened next to Zaxby's,
- **Mangia on Main:** Formerly known as Deraney's reopened in 2023 with outstanding dining perfect for business lunches and dinners or families.
- **English's Antiques:** Also reopened downtown in 2022 by members of the longtime owners' family and has reorganized the store with loads of great furniture and accessory finds from various antique vendors.
- **Mainstreet Mercantile:** Opened downtown in 2022 offering fun casual styles for all ages, plus accessories for making that outfit shine! Find perfect gifts for home and office too!
- **Mainstreet Nutrition:** Opened in 2023 downtown offering all flavors of sugar free teas, hot or cold, plus a punch of protein or caffeine to start your day!
- Several locally owned antique stores, **Taylor and Main and Antiques on Atlanta**, restaurants for all tastes and boutiques named above are thriving on Main Street in Barnesville.

Demographics Taken from Forsyth St & Mill St

	5 Miles	10 Miles	20 Miles
Total Population	12,807	27,043	168,073
Avg. HH Income	\$59,156	\$63,639	\$62,375
Median Age	38.5	40.3	39.6
Households	4,641	9,929	61,190
Daytime Empl.	4,011	7,014	50,943

Source: ESRI 2020

- Infill properties are amazing opportunities and walkable from Gordon College and surrounding neighborhoods.
- Also, Lamar County Schools opened its state of the art high school fall 2019, which is located within a few blocks of the intersection of Hwy. 341 and Hwy. 18, the highest traffic count zone. This is the vicinity where all of Lamar County School campuses are located as well as the highly rated Home stadium of the Lamar County Trojans which contributes to the excellent traffic counts during sports and festival seasons in Barnesville.

An overview of the retail sector is attached or you can view our demographics on the Community Profile page.

Join us!





GARY WISE  
BROKER

FOR SALE

VETERANS PARKWAY  
BARNESVILLE, GA

PROPERTY HIGHLIGHTS

PURCHASE PRICE  
\$275,000

LAND AVAILABLE  
1 acre

FRONTAGE ON VETERANS PARKWAY

DEMOGRAPHICS



3 MILE

5 MILE

POPULATION	12,601	27,370
AVG HH INCOME	\$30,328	\$34,175



AREA RETAILERS



Ingles



GARY WISE  
BROKER

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## Hwy. 341 South: 1 Acre Near Ingles, \$275,000

Contact: Gary Wise, Broker, Wise Realty Group at gwise [at] wisecre.com  
850-890-1117

## Supporting Documents

Retail Overview 2021 5.03 MB

2021 Retail Mixed Use Infill Property 6.15 MB