

**PROPERTY DESCRIPTION**

5.99 acre site with over 1,000 + feet of frontage along Highway 41/411 and 250 feet of depth. The property is adjacent to a RaceTrac convenience store.

**LOCATION:** NWC of Highway 41/411 & Baker Road SW

**SIZE:** 5.99 Acres

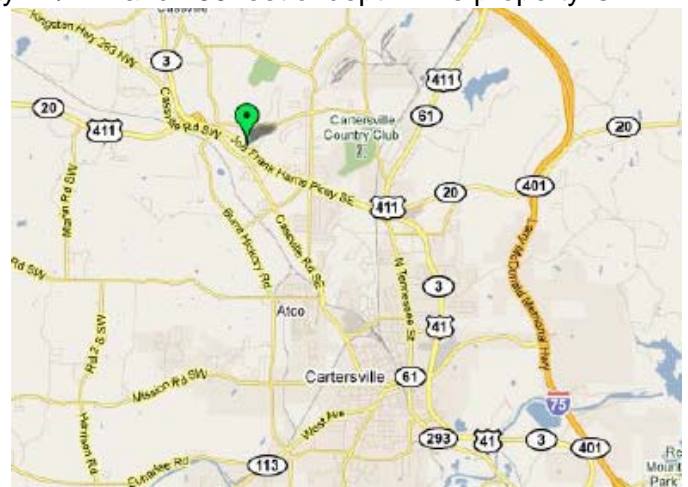
**ZONING:** "C-1", General Business ( Bartow County)

**UTILITIES:** Utilities available to site

**TRAFFIC COUNTS:** 44,900 AADT on Highway 41/411 ('16)

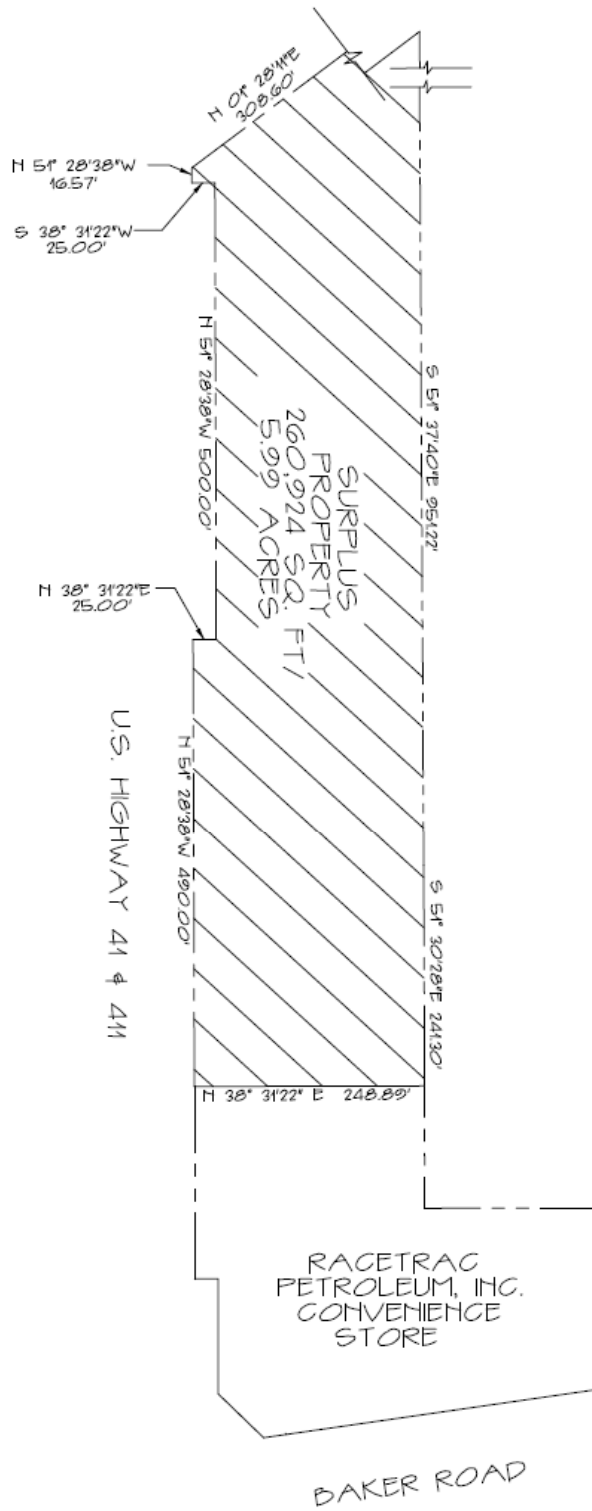
**ACCESS:** Shared access with RaceTrac

**POPULATION:** One Mile: 3,646  
Three Miles: 24,238  
Five Miles: 45,129



200 Galleria Parkway,  
Atlanta GA 30339  
(800) 388-8035 x1112

[racetracrealestate@racetrac.com](mailto:racetracrealestate@racetrac.com)  
[racetracrealestate.com](http://racetracrealestate.com)



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