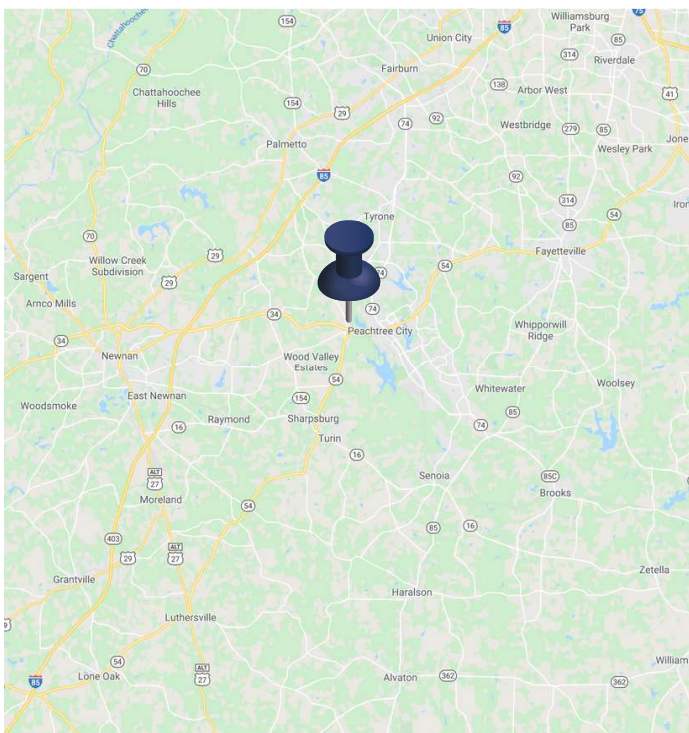


FISCHER CROSSING OUTLOT

40 FISCHER CROSSINGS DR SHARPSBURG, GA 30277



LAND FOR SALE



- ✓ FISCHER CROSSING RETAIL CORRIDOR
- ✓ 0.85 ACRES FOR SALE
- ✓ ADJACENT TO COSTCO, KAISER PERMANENTE HEALTH CARE, NCG CINEMAS, WENDY'S, POPEYE'S, JIM N' NICKS BBQ, SAM'S CLUB, EXPRESS OIL CHANGE
- ✓ OVER 34,000 AADT ON HIGHWAY 34/54

POPULATIONS & HOUSEHOLD INCOME
1 MI: 1,563 **3 MI:** 23,354 **5 MI:** 62,892
3 MI AVERAGE HH INCOME: \$116,236

CALL FOR MORE INFO

EXPRESS OIL AT FISCHER CROSSING
PREPARED FOR
SOUTHWEST ATLANTA EOC, INC.
LAND LOT 151 OF THE 6TH DISTRICT, CONYERS COUNTY, GEORGIA

Year	Date	Item
1970	10/1/70	1. Issued for review
1971	12/25/71	2. Issued for permit
1972	5/1/72	3. Substitution changes



1. ZONING DISTRICT: C3 (HEAVY COMMERCIAL)
2. TOTAL SITE AREA = 0.947 AC.
DISTURBED AREA = 0.88 AC.
3. BUILDING SETBACKS: 135 FT FROM CL OF RUSCHER ROAD FRONT
50 FT FRONT
20 FT SIDE
20 FT REAR

- [illegible]

= PROPERTY LINE — SEE PLAT FOR DETAILS
 = LANDSCAPE STRIP/SETBACK
 = BUFFER
 = PARKING COUNT NUMBERS
 ③
 = LIGHT DUTY PAVING — SEE DETAIL ON SHEET C700
 = CONCRETE SIDEWALK — SEE DETAIL ON SHEET C700
 = SIGN POST

