



**COLDWELL
BANKER
COMMERCIAL**
EBERHARDT & BARRY

Warehouse / Retail Space

16,000± SF

FOR SALE



SALES PRICE: \$749,000

**1305 E 16th Ave
Cordele, GA 31015
Crisp County**

PATRICK BARRY - EXCLUSIVE AGENT
pbarry@cbcworldwide.com
Cell: (478) 718-1806
Office: (478) 746-8171

**Coldwell Banker Commercial
Eberhardt & Barry
990 Riverside Drive
Macon, Georgia 31201**



PROPERTY OVERVIEW

1305 E 16th Ave
Cordele GA 31015

BUILDING INFORMATION:	<ul style="list-style-type: none"> • 16,000± SF Warehouse / Retail Space • 12.5' clear ceiling in the front • 18' clear ceiling in the back • 70' x 50' - back portion • 4 roll-up doors total <ul style="list-style-type: none"> 2 - 12'x14' (front-facing) 2 - 12'x12' (rear-facing) • 2 DOT approved curb cuts • Gated storage on front and rear of property
LOCATION:	Located .7 miles from I-75 with high traffic counts and excellent visibility. ~175' of frontage on 16th Ave E (Hwy 280).
ACTUAL YEAR BUILT:	1990 (front), 2002 (back)
AVERAGE DAILY TRAFFIC COUNT:	E 16th Ave (Hwy 280) - 15,600 VPD; I-75 - 53,700 VPD
EXTERIOR:	Brick and Galvanized Metal
ROOF:	Slightly pitched, Standing Seam, Galvanized Metal Front - Roof age ~35 years old Back - Roof age ~19 years old
CEILING/LIGHTING:	Acoustical Tile; Standard Fluorescent Fixtures
FLOORING:	Reinforced concrete, vinyl tile, concrete
HVAC:	50% Central w/ ducts, 50% None
LAND:	1.59± acres
ZONED:	C-3
ESTIMATED PROPERTY TAXES:	\$13,912.44 (2020) - Before subdividing property
PARKING:	16± Striped Parking Spaces
SIGNAGE:	Monument Sign - facing 16th E Ave (Hwy 280)
NEIGHBORS:	Walmart Supercenter, Tractor Supply, Pilot Travel Center, Burger King, KFC, McDonald's, Chick-fil-A, Zaxby's, Subway, Dollar General, Regions Bank, Hibbett Sports, Dollar Tree, Wendy's, Walgreens, Sonic, Taco Bell, Econo Lodge, Quality Inn, Captain D's, Krystal, O'Reilly Auto Parts, Ollie's Outlet, Cracker Barrell, Home Depot, and more.
SALES PRICE: \$749,000	



PHOTOS

1305 E 16th Ave
Cordele GA 31015





PHOTOS

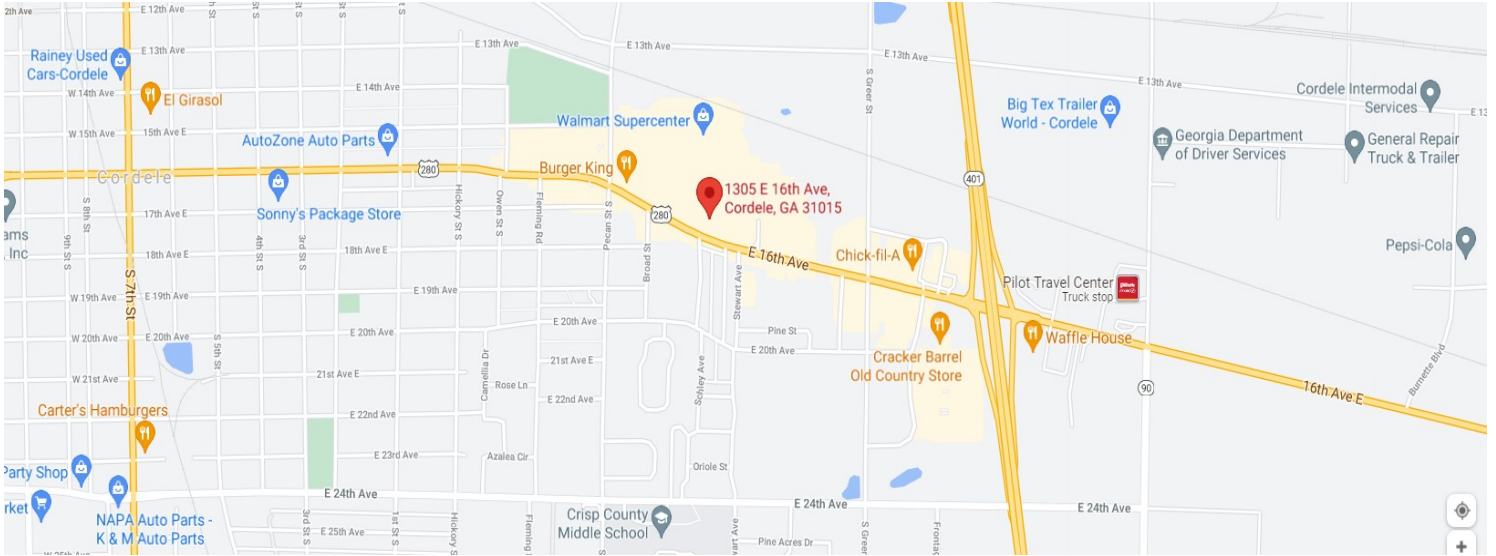
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MAPS

1305 E 16th Ave
Cordele GA 31015



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PROPERTY LINES

1305 E 16th Ave
Cordele GA 31015





DEMOGRAPHICS - 1 Mile

1305 E 16th Ave
Cordele GA 31015

KEY FACTS

3,114

Population



Average Household Size

40.4

Median Age

\$42,699

Median Household Income

EDUCATION

15%

No High School Diploma



35%
High School Graduate



30%
Some College



20%
Bachelor's/Grad/Prof Degree

BUSINESS



275

Total Businesses



3,144

Total Employees

EMPLOYMENT



66%

White Collar



21%

Blue Collar



13%

Services

16.2%

Unemployment Rate

INCOME



\$42,699

Median Household Income



\$25,646

Per Capita Income



\$34,352

Median Net Worth

Households By Income

The largest group: \$35,000 - \$49,999 (20.1%)

The smallest group: \$150,000 - \$199,999 (2.2%)

Indicator ▲	Value	Diff	
<\$15,000	16%	-8%	<div style="width: 16%;"></div>
\$15,000 - \$24,999	11.7%	-2.1%	<div style="width: 11.7%;"></div>
\$25,000 - \$34,999	10.2%	0	<div style="width: 10.2%;"></div>
\$35,000 - \$49,999	20.1%	+4%	<div style="width: 20.1%;"></div>
\$50,000 - \$74,999	14.2%	+0.6%	<div style="width: 14.2%;"></div>
\$75,000 - \$99,999	9.4%	-0.6%	<div style="width: 9.4%;"></div>
\$100,000 - \$149,999	13.4%	+5.9%	<div style="width: 13.4%;"></div>

Bars show deviation from Crisp County ▼



DEMOGRAPHICS - 3 Mile

1305 E 16th Ave
Cordele GA 31015

KEY FACTS

13,800

Population



2.5

Average Household Size

36.4

Median Age

\$27,369

Median Household Income

EDUCATION

20%

No High School Diploma



41%

High School Graduate



25%

Some College



13%

Bachelor's/Grad/Prof Degree

BUSINESS



651

Total Businesses



7,879

Total Employees

EMPLOYMENT



56%

White Collar



29%

Blue Collar



14%

Services

20.7%

Unemployment Rate

INCOME



\$27,369

Median Household Income



\$17,320

Per Capita Income



\$13,289

Median Net Worth

Households By Income

The largest group: <\$15,000 (30.1%)

The smallest group: \$150,000 - \$199,999 (1%)

Indicator ▲	Value	Diff
<\$15,000	30.1%	+6.1%
\$15,000 - \$24,999	16.9%	+3.1%
\$25,000 - \$34,999	10.5%	+0.3%
\$35,000 - \$49,999	15.2%	-0.9%
\$50,000 - \$74,999	11.2%	-2.4%
\$75,000 - \$99,999	6.6%	-3.4%
\$100,000 - \$149,999	6.3%	-1.2%

Bars show deviation from Crisp County ▼



DEMOGRAPHICS - 5 Mile

1305 E 16th Ave
Cordele GA 31015

KEY FACTS

17,030

Population



2.6

Average Household Size



37.3

Median Age

\$30,437

Median Household Income

EDUCATION



20%

No High School Diploma



42%

High School Graduate



26%

Some College



13%

Bachelor's/Grad/Prof Degree

BUSINESS



687

Total Businesses



8,278

Total Employees

EMPLOYMENT



56%

White Collar



29%

Blue Collar



14%

Services



20.3%

Unemployment Rate

INCOME



\$30,437

Median Household Income



\$18,746

Per Capita Income



\$14,131

Median Net Worth

Households By Income

The largest group: <\$15,000 (28%)

The smallest group: \$150,000 - \$199,999 (1.3%)

Indicator ▲	Value	Diff
<\$15,000	28%	+4%
\$15,000 - \$24,999	15.9%	+2.1%
\$25,000 - \$34,999	10.1%	-0.1%
\$35,000 - \$49,999	15.6%	-0.5%
\$50,000 - \$74,999	12.1%	-1.5%
\$75,000 - \$99,999	7.9%	-2.1%
\$100,000 - \$149,999	6.6%	-0.9%

Bars show deviation from Crisp County ▼