

Investment/Owner User Opportunity
503 Bluebird Blvd
Ft. Valley, GA 31030

Owner will consider all reasonable offers



Building Size: 4,800 sf total
Lot Size: 2.0 Acres
Frontage: 480'
Utilities: All available
Parking: 28 spaces plus 6 employee spaces
Built: 1988
Zoning: C-3 Commercial
Traffic Count: 11,700 Vehicles per day
Neighbors: Blue Bird Corporation, DaVita Dialysis Center, Auto Zone, Harvey's, Advanced Auto Parts, O'Reilly Auto Parts and Chevron.
Notes: Large reception/waiting area, breakroom, storage room, 8 exam rooms, 2 offices with restrooms, conference room, lab and secure closet.

DEMOGRAPHICS

	2019	1 mile	3 mile	5 mile
Population		2,807	11,488	14,246
Avg. HH Income		\$55,629	\$48,345	\$50,083
Median Age		37.7	32.4	32.5

Sale Price: \$350,000

**FOR MORE
INFORMATION
CONTACT**

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577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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 **FICKLING
& COMPANY**
A Full Service Real Estate Company
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