



423 Spaulding Road
Montezuma, Macon County, Georgia 31063

SALE



RESTAURANT BUILDING / MEETING FACILITY

5,152± SF - .94± ACRES

SALES PRICE: \$265,000

CBCMACON.COM

EXCLUSIVE AGENT
ARTHUR P. BARRY III, SIOR
478.731.8000
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CBCWORLDWIDE.COM



PROPERTY OVERVIEW

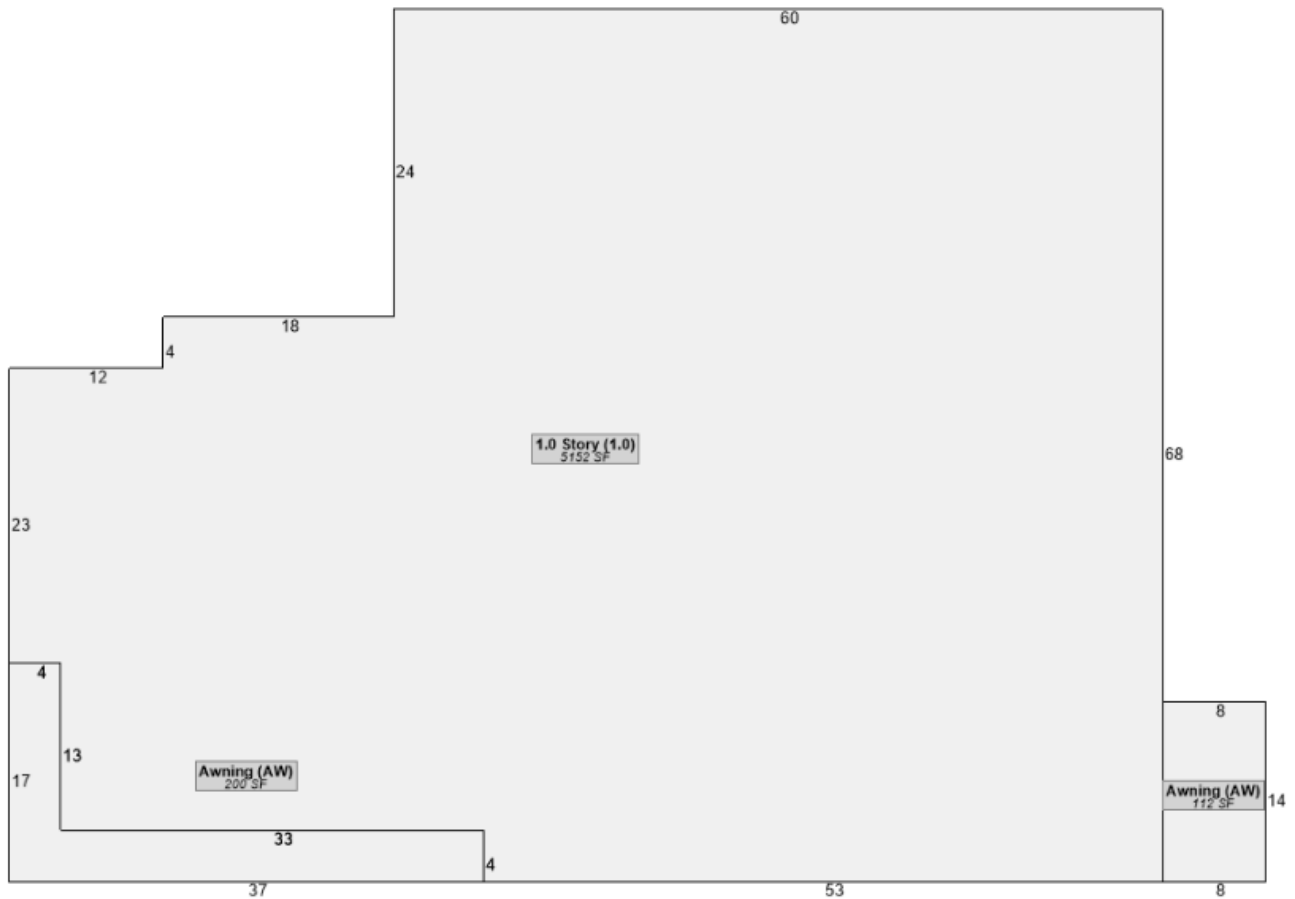
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| | |
|-------------------------------------|---|
| LOCATION: | Subject property located at the signalized intersection of Spaulding Road and Walnut Street. |
| BUILDING INFORMATION: | 5,152± SF Restaurant Building - Built as Hardee's Restaurant |
| SEATING CAPACITY: | 190 |
| AVERAGE DAILY TRAFFIC COUNT: | 7,090 VPD |
| LAND AREA: | <ul style="list-style-type: none">.94±AcresAccess via Spaulding Road & Walnut Street |
| YEAR BUILT: | 1984 |
| ROOF: | 70% Composition, 30% Enamel Metal |
| ZONING: | C |
| PARKING: | Plenty of concrete paved parking |
| UTILITIES: | <ul style="list-style-type: none">All utilities available to the site.480 AMP 3-phase electrical |
| NEIGHBORS: | McDonald's, Huddle House, Subway, Montezuma Gas & Go, CVS, Dollar General, Advance Auto Parts, Macon County High School |
| SALES PRICE: | \$265,000 |



BUILDING SKETCH

423 Spaulding Road
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AERIAL MAPS
423 Spaulding Road
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LOCATION MAP

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DEMOGRAPHICS

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KEY FACTS

14,254

Population



2.5

Average Household Size

39.2

Median Age

\$30,086

Median Household Income

BUSINESS



315

Total Businesses



3,826

Total Employees

INCOME



\$30,086

Median Household Income



\$14,358

Per Capita Income



\$21,529

Median Net Worth

EDUCATION

26%

No High School Diploma



35%

High School Graduate



31%

Some College



9%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



46%

White Collar



39%

Blue Collar



14%

Services

10.6%

Unemployment Rate

Households By Income

The largest group: <\$15,000 (28.0%)

The smallest group: \$200,000+ (0.7%)

| Indicator | Value | Difference |
|-----------------------|-------|------------|
| <\$15,000 | 28.0% | 0 |
| \$15,000 - \$24,999 | 14.8% | 0 |
| \$25,000 - \$34,999 | 12.5% | 0 |
| \$35,000 - \$49,999 | 16.3% | 0 |
| \$50,000 - \$74,999 | 13.5% | 0 |
| \$75,000 - \$99,999 | 10.1% | 0 |
| \$100,000 - \$149,999 | 3.4% | 0 |
| \$150,000 - \$199,999 | 0.8% | 0 |
| \$200,000+ | 0.7% | 0 |

Bars show deviation from
Macon County