

FOR SALE

2.66± Acre Commercial Development Site

Oak Street & 16th Street
Eastman, Dodge County, Georgia 31023



EBERHARDT & BARRY INC



- Located at the Northwest corner of Oak Street & 16th Street
- 2.66± Acres
- 250'± frontage on Oak Street
- Good Topo
- All utilities available to site
- Zoned C-3
- Neighbors: Captain D's, Dollar General, Farmers Furniture, Harvey's Supermarket, Zaxby's, Dodge County 911, Dodge County High School & Middle School

SALES PRICE: \$350,000

FOR MORE DETAILS CONTACT:

Created 4/25/17

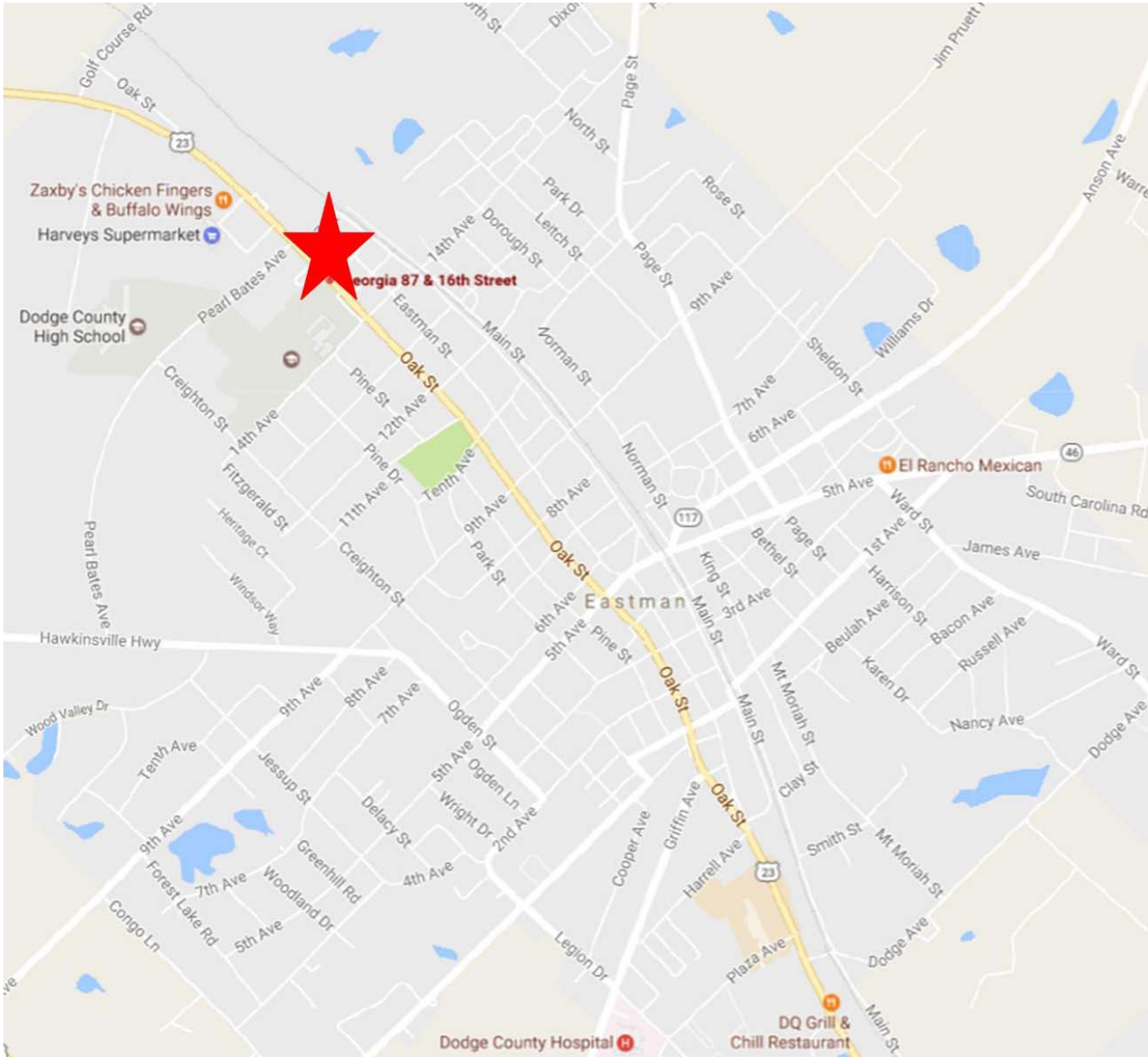
GUY EBERHARDT - EXCLUSIVE AGENT
mcheek@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.

Main 478-746-8171 Toll Free 800-926-0990
Fax 478-746-1362 Cell 478-955-4492
www.coldwellbankercommercial.com

990 Riverside Drive
Macon, GA 31201



Oak & 16th - Eastman, GA / **Location Map**





Demographic and Income Profile

Dodge County, GA
Geography: County

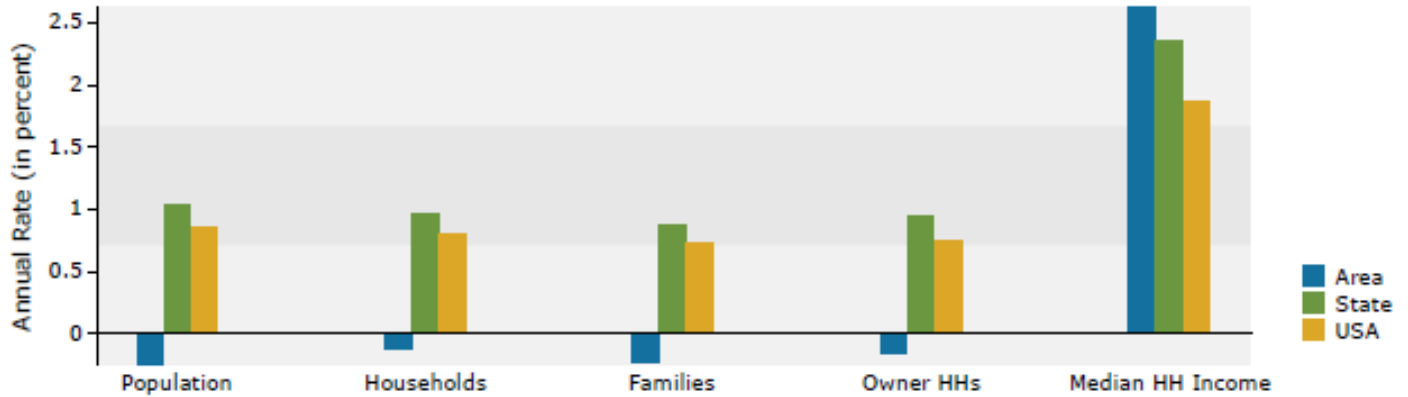
Prepared by Esri

Summary	Census 2010	2016	2021			
Population	21,796	21,367	21,091			
Households	8,177	8,179	8,124			
Families	5,528	5,474	5,407			
Average Household Size	2.43	2.39	2.37			
Owner Occupied Housing Units	5,671	5,357	5,311			
Renter Occupied Housing Units	2,506	2,822	2,813			
Median Age	38.3	39.3	40.6			
Trends: 2016 - 2021 Annual Rate	Area	State	National			
Population	-0.26%	1.02%	0.84%			
Households	-0.13%	0.96%	0.79%			
Families	-0.25%	0.87%	0.72%			
Owner HHs	-0.17%	0.93%	0.73%			
Median Household Income	2.62%	2.34%	1.86%			
Households by Income	2016		2021			
	Number	Percent	Number	Percent		
<\$15,000	2,086	25.5%	2,174	26.8%		
\$15,000 - \$24,999	1,233	15.1%	955	11.8%		
\$25,000 - \$34,999	818	10.0%	527	6.5%		
\$35,000 - \$49,999	1,171	14.3%	1,205	14.8%		
\$50,000 - \$74,999	1,416	17.3%	1,589	19.6%		
\$75,000 - \$99,999	768	9.4%	872	10.7%		
\$100,000 - \$149,999	505	6.2%	595	7.3%		
\$150,000 - \$199,999	100	1.2%	122	1.5%		
\$200,000+	82	1.0%	85	1.0%		
Median Household Income	\$34,261		\$38,996			
Average Household Income	\$45,942		\$50,372			
Per Capita Income	\$18,348		\$20,175			
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,355	6.2%	1,281	6.0%	1,187	5.6%
5 - 9	1,308	6.0%	1,269	5.9%	1,207	5.7%
10 - 14	1,339	6.1%	1,248	5.8%	1,274	6.0%
15 - 19	1,862	8.5%	1,557	7.3%	1,578	7.5%
20 - 24	1,445	6.6%	1,400	6.6%	1,189	5.6%
25 - 34	2,632	12.1%	2,815	13.2%	2,639	12.5%
35 - 44	3,048	14.0%	2,735	12.8%	2,644	12.5%
45 - 54	3,171	14.5%	2,989	14.0%	2,877	13.6%
55 - 64	2,621	12.0%	2,774	13.0%	2,775	13.2%
65 - 74	1,767	8.1%	1,977	9.3%	2,233	10.6%
75 - 84	950	4.4%	991	4.6%	1,131	5.4%
85+	298	1.4%	331	1.5%	357	1.7%
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	14,549	66.8%	14,174	66.3%	13,867	65.7%
Black Alone	6,504	29.8%	6,379	29.9%	6,297	29.9%
American Indian Alone	55	0.3%	63	0.3%	69	0.3%
Asian Alone	101	0.5%	104	0.5%	114	0.5%
Pacific Islander Alone	14	0.1%	18	0.1%	21	0.1%
Some Other Race Alone	358	1.6%	362	1.7%	392	1.9%
Two or More Races	215	1.0%	267	1.2%	331	1.6%
Hispanic Origin (Any Race)	732	3.4%	743	3.5%	771	3.7%

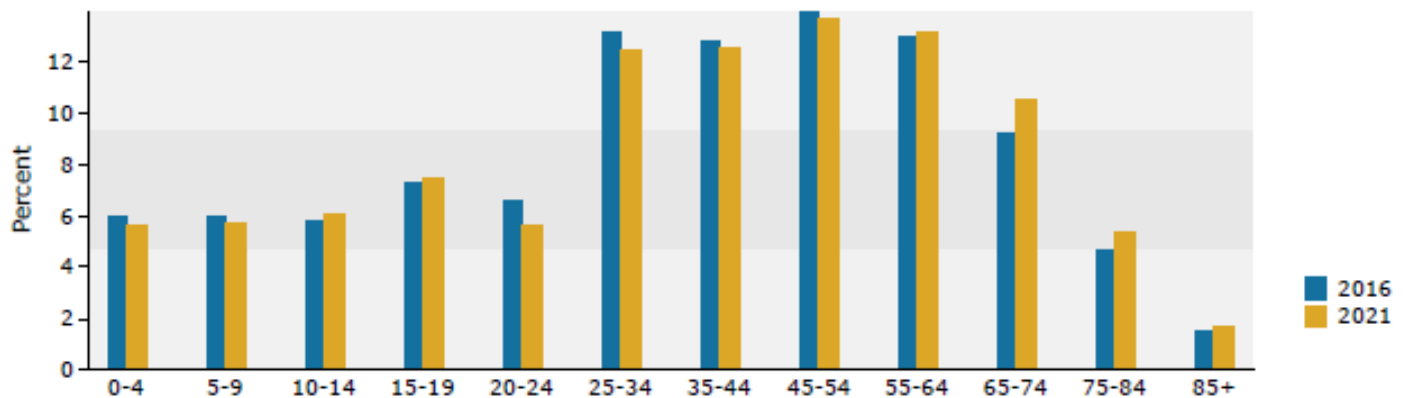
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

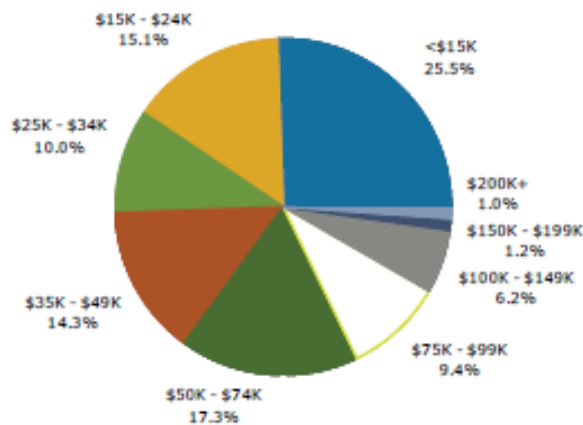
Trends 2016-2021



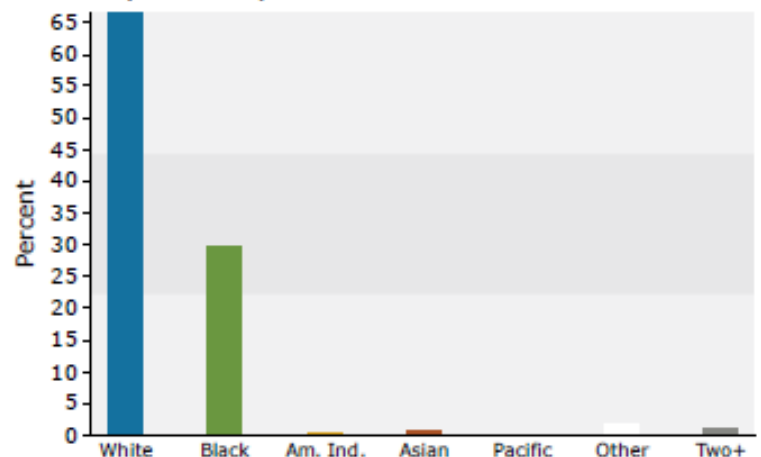
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 3.5%