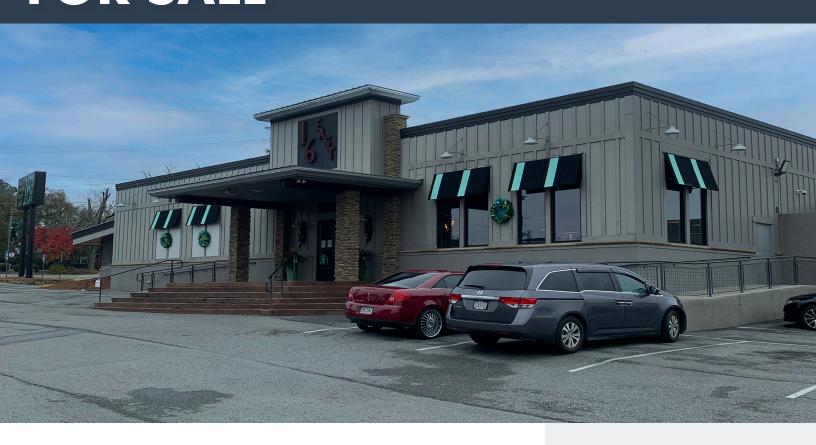
1309 E 16th Ave, Cordele, GA 31015 FOR SALE



PROPERTY OVERVIEW

Built in 2012 and located along US-280 in Cordele, Georgia, 1309 16th East Ave is a **4,500 SF** free-standing building currently operating as a full-service bar and grill. The sale includes 2 parcles - **C32 004** and **C32 003** - for a total of **1.77 acres**. Property is ideal for an owner-user as the current business will vacate after sale. Site is directly off exit 101 on I-75, which sees approximately **53,700 VPD**, and is surrounded by a number of national brands including Wal-Mart, Dollar General, Sherwin Williams, Walgreens, Dairy Queen, Chick-fil-A, Hampton by Hilton, Home Depot and more.

PROPERTY FEATURES

- ▶ .5 miles from I-75
- ▶ 155 ft of frontage along E 16th Ave
- ► Restaurant + bar buildout with full kitchen
 - All equipment included in sale
- ▶ 15,600 VPD
- ▶ 81 Parking Spaces
- Additional acerage allows for flexibility

LIST PRICE: \$2,500,000

BUILDING SIZE: 4,500 SF

LOT SIZE: 1.22 AC

.55 AC

PARCEL IDs: C32 004

C32 003

PROPERTY LOCATION:







PROPERTY IMAGES:





