

# 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 parcels - **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 acreage 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**



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# PROPERTY LOCATION:



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# PROPERTY IMAGES:



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