

FOR SALE OR LEASE



EBERHARDT & BARRY INC.

PRICE REDUCED



16,492± SF COMMERCIAL BUILDING FORMER FRED'S STORE 1.9 ACRES

429 2ND AVENUE SE & 4TH STREET SE CAIRO, GRADY COUNTY, GEORGIA 39828

REDUCED SALES PRICE: \$995,000 \$795,000 REDUCED LEASE RATE: \$9,000 \$7,950 PER MONTH, NNN

FOR MORE DETAILS CONTACT:

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EBERHARDT & BARRY INC.

429 2nd Avenue, SE - Cairo, GA 39828

PROPERTY OVERVIEW

LOCATION:	Subject property located on corner of 2nd Avenue SE and 4th Street SE
BUILDING INFORMATION:	 16,492± SF Pre-engineered Steel Building One large retail area Storage room in rear One small office Two restrooms Employee break room with restroom
ACREAGE:	1.90± Acres
TOPOGRAPHY:	Level to slightly sloping
YEAR BUILT:	2002
ROOF:	Galvanized Metal
FOUNDATION:	6" and 12" poured reinforced concrete
WALLS:	Galvanized metal
LIGHTING:	Fluorescent
HVAC:	Three HVAC units
TRUCK LOADING:	One dock height covered loading ramp on rear.
ZONING:	Commercial
PARKING:	Asphalt/concrete; 100 spaces; expandable
UTILITIES:	Utilities available to site include water, sewage, natural gas and electricity.
NEIGHBORS:	Residential and commercial



COLDWELL Banker Commercial

EBERHARDT & BARRY INC.









PHOTOS









Cbcworldwide.com

Coldwellbankercommercialeb.com

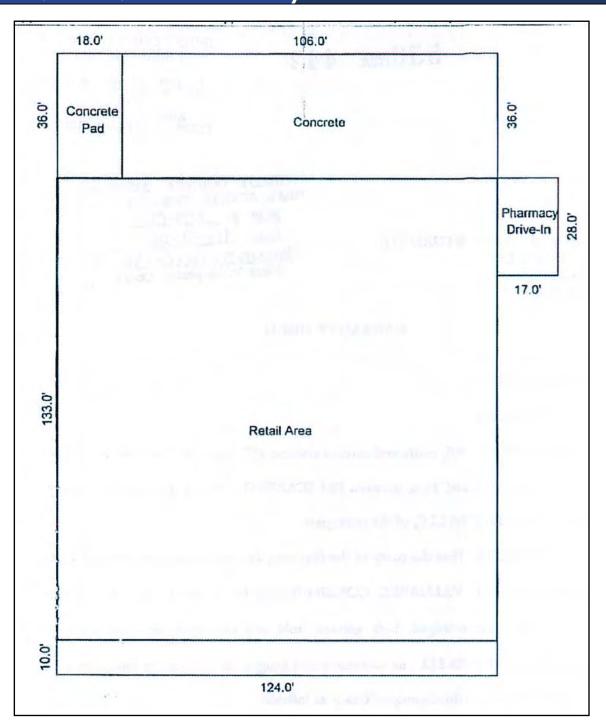


BUILDING SKETCH

COLDWELL BANKER

EBERHARDT & BARRY INC.

COMMERCIAL



First Floor	16,492 SF
Canopy	1,240 SF
Concrete Pad	648 SF
Concrete	3,816 SF
Drive-In	476 SF



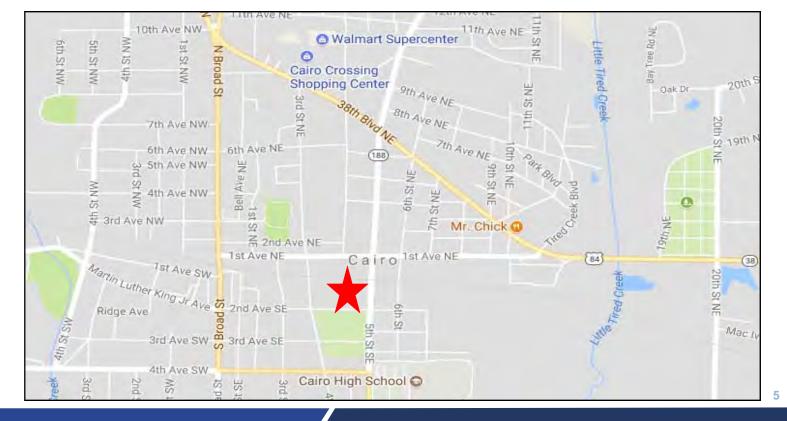
MAPS

COLDWELL Banker

EBERHARDT & BARRY INC.

OMMERCIAI

60 **5th St SE** th St St Oth Oth 🕒 Dollar General 6.FE0 ... FF Hot Spot Tanning Jim Scarbrough & Fitness State Farm / gent Cairo Fire Department ± Tienda Latina Deep South Coin 合 Lindo Micho et Centre 2nd Ave SE 2nd Ave SE 2nd Ave SE 2nd Ave SE e Arts & â Grady County Auto Sales Grady County DFCS Office 3rd Ave SE South Georgia Outdoors 🕒 Old Cairo Cemetery



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Demographic and Income Profile

Grady County, GA Grady County, GA (13131) Geography: County Prepared by Esri

Summary	Cer	sus 2010		2017		202
Population		25,011		25,489		25,77
Households		9,418		9,511		9,58
Families		6,730		6,725		6,73
Average Household Size		2.63		2.66		2.6
Owner Occupied Housing Units		6,312		6,040		6,07
Renter Occupied Housing Units		3,106		3,471		3,50
Median Age		37.6		38.3		39.
Trends: 2017 - 2022 Annual Rate		Area		State		Nationa
Population		0.23%		1.03%		0.839
Households		0.14%		1.01%		0.799
Families 0.04%			0.92%		0.71	
Owner HHs		0.11%		0.99%		0.72
Median Household Income		2.53%		2.05%		2.129
			2017		2022	
Households by Income			Number	Percent	Number	Percer
<\$15,000			2,025	21.3%	1,787	18.7%
\$15,000 - \$24,999			1,510	15.9%	1,339	14.09
\$25,000 - \$34,999			1,216	12.8%	1,044	10.99
\$35,000 - \$49,999			1,389	14.6%	1,580	16.5
\$50,000 - \$74,999			1,561	16.4%	1,771	18.5
\$75,000 - \$99,999			874	9.2%	977	10.20
\$100,000 - \$149,999			653	6.9%	746	7.8
\$150,000 - \$199,999			172	1.8%	204	2.1
\$200,000+			111	1.2%	132	1.4
Median Household Income			\$35,034		\$39,688	
Average Household Income			\$48,398		\$55,155	
Per Capita Income			\$18,127		\$20,563	
	Census 20	10	20	117	20	22
Population by Age	Number	Percent	Number	Percent	Number	Percer
0 - 4	1,890	7.6%	1,787	7.0%	1,725	6.79
5 - 9	1,785	7.1%	1,869	7.3%	1,803	7.09
10 - 14	1,704	6.8%	1,745	6.8%	1,910	7.4
15 - 19	1,659	6.6%	1,474	5.8%	1,681	6.59
20 - 24	1,516	6.1%	1,401	5.5%	1,270	4.99
25 - 34	3,155	12.6%	3,418	13.4%	2,933	11.49
35 - 44	3,154	12.6%	3,105	12.2%	3,272	12.70
45 - 54	3,556	14.2%	3,265	12.8%	3,152	12.20
55 - 64	3,056	12.2%	3,327	13.1%	3,379	13.19
65 - 74		8.3%	2,541	10.0%	2,790	10.80
75 - 84	1,088	4.4%	1,165	4.6%	1,451	5.6
85+	384	1.5%	392	1.5%	413	1.69
	Census 20	10	20	017	20	22
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percer
White Alone	15,716	62.8%	15,731	61.7%	15,699	60.99
Black Alone 7,1		28.7%	7,389	29.0%	7,461	28.90
American Indian Alone 182		0.7%	213	0.8%	228	0.9
Asian Alone 1		0.4%	118	0.5%	128	0.5
Pacific Islander Alone		0.1%	23	0.1%	25	0.1
Some Other Race Alone	21 1,417	5.7%	1,568	6.2%	1,745	6.8
Two or More Races	393	1.6%	447	1.8%	493	1.9
					autorit.	
Hispanic Origin (Any Race)	2,500	10.0%	2,755	10.8%	3,078	11.99

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

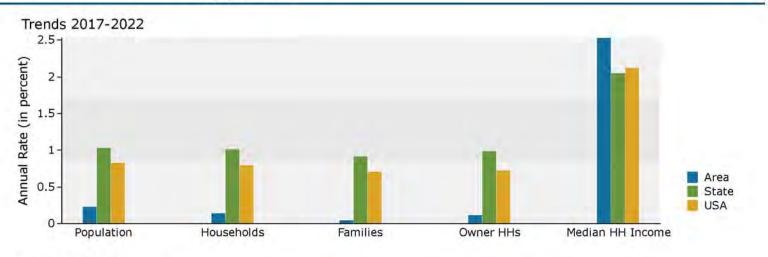


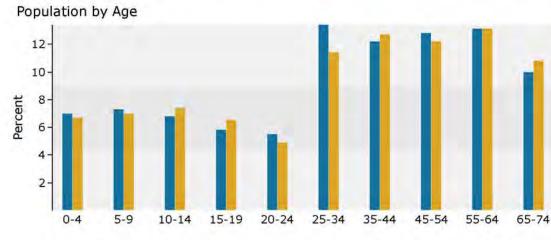
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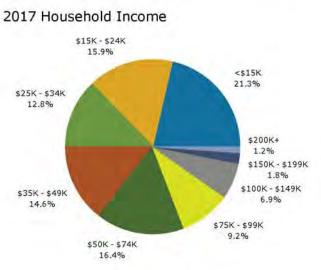
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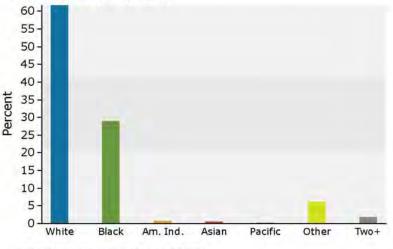
2017 2022







2017 Population by Race



75-84

85+

2017 Percent Hispanic Origin: 10.8%