

FREESTANDING RETAIL BUILDING FOR SALE

3 1st St NW, Moultrie, GA 31768



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PROPERTY HIGHLIGHTS

Property Features

- ±1.6 miles from US Highway 319 with ±21,449 VPD
- Strong household incomes over \$74,000 in a 5 mile radius
- Positioned near 1st Ave SW, the main retail thoroughfare in Moultrie

Property Summary

Address: 3 1st St NW,
Moultrie, GA 31768

Building Size: ±13,538 SF





Lot Size: ±0.85 AC (±36,667 SF)

APN: M024 094A

Year Built: 1988

Zoning: MUD (Multiple Use District)

Demographics: *ESRI 2025

	1 MILE	3 MILES	5 MILES
Population 	5,468	16,985	25,627
Average Household Income 	\$45,972	\$67,513	\$74,410
Daytime Population 	7,170	20,666	29,450
Households 	2,189	6,647	9,996

Traffic Counts: *COSTAR

NORTH ON MAIN STREET ±7,418 VPD

SOUTH ON MAIN STREET ±6,366 VPD

EAST ON CENTRAL AVENUE ±4,485 VPD

WEST ON CENTRAL AVENUE ±4,930 VPD

PROPERTY OVERVIEW
RETAIL MAP

SITE



±7,418 VPD

±4,271 VPD



2ND STREET NE

1ST AVENUE NE

7TH STREET NE

±4,485 VPD

CENTRAL AVENUE



MAIN STREET

37

±8,219 VPD



2ND AVENUE SE



1ST STREET SW

±6,366 VPD



1ST STREET SE

5TH STREET SE



±3,072 VPD

4TH AVENUE SE

PROPERTY OVERVIEW
RETAIL MAP

SITE



37

±14,600 VPD

319

±21,449 VPD

37

 **HARBOR FREIGHT**
Quality Tools at Ridiculously Low Prices

 **TURNER'S BUDGET FURNITURE**

   **TRACTOR SUPPLY CO.** 

 **CAFO**  

 **Publix** 

   **Waffle House**

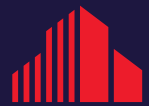
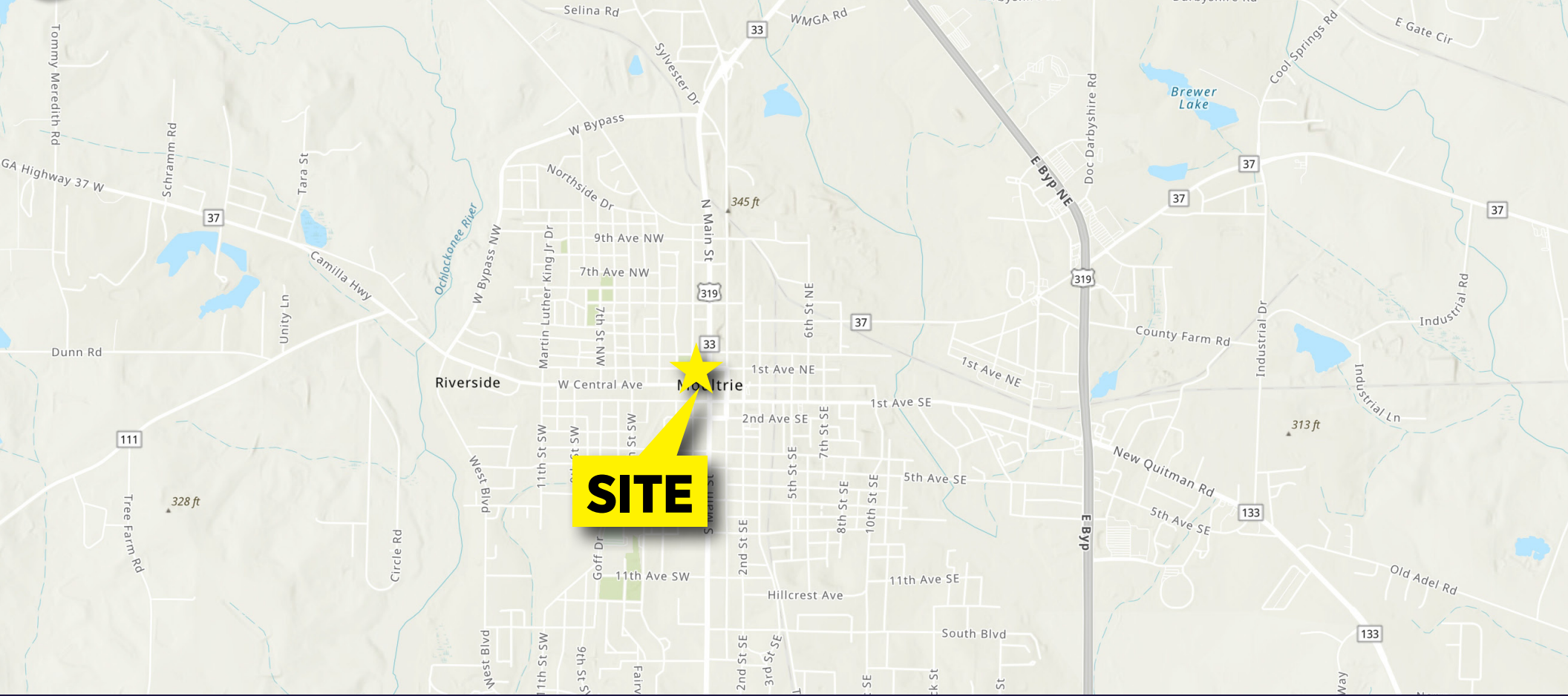
 



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