



300 Cherokee St  
Americus, GA 31709  
Available for Rent

# Property Overview

- Public school building and 9+ acres of land for lease.
- Approximately 73,000 square feet of school building.
- Building includes: classrooms, offices, lunch room, auditorium, kitchen, and restrooms.
- Large playground in rear.
- Typical Masonry construction

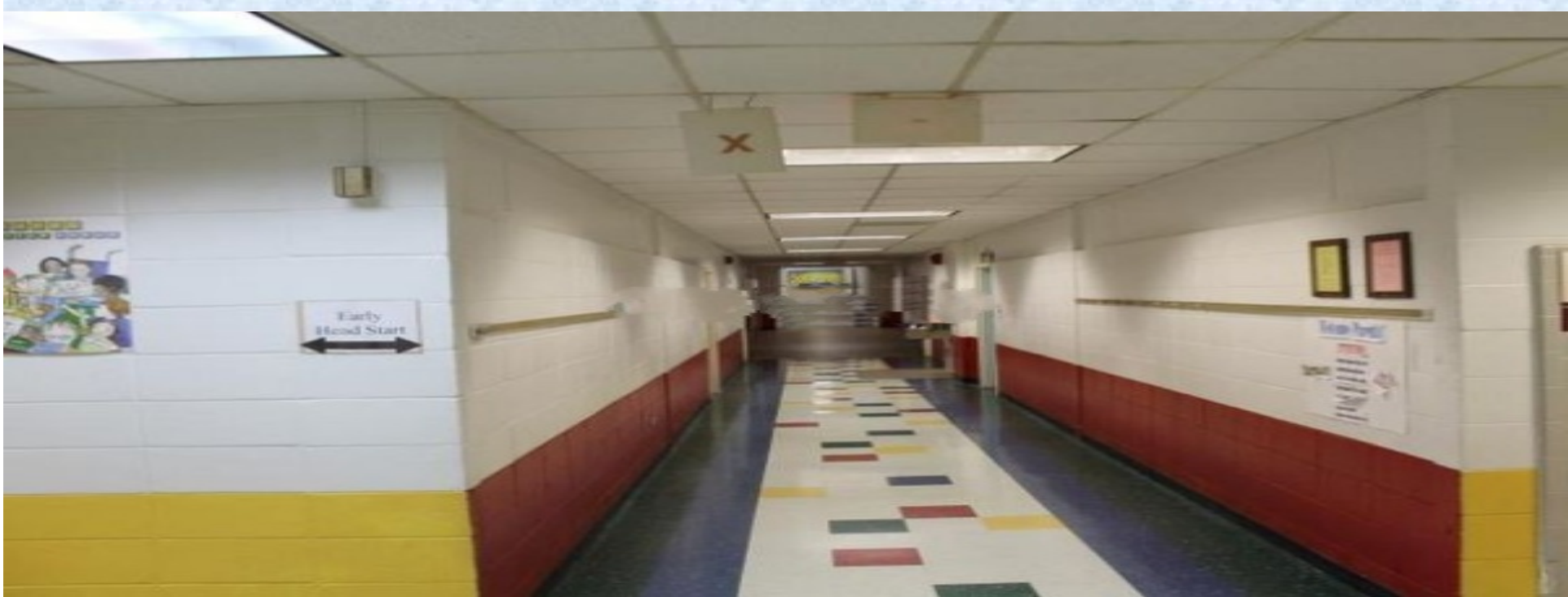
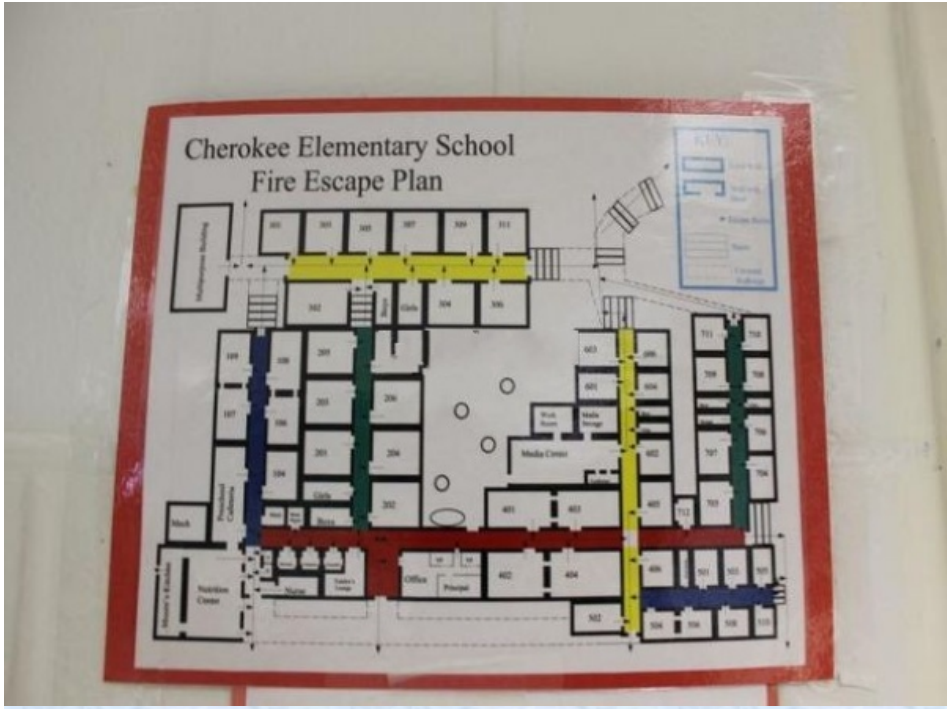










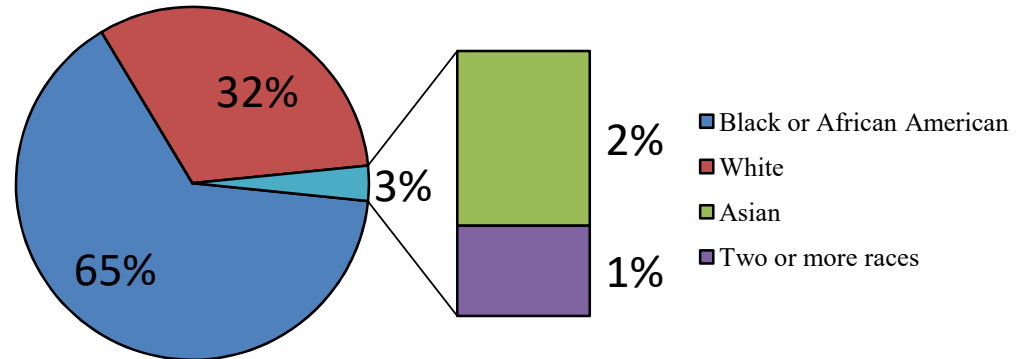




## Demographic Data for Americus, GA

Race	Population
Black or African American	9,924
White	4,901
Asian	326
Two or more races	168

### Population



**10 Minute drive from South Georgia Technical College.**  
**5 Minute drive from Georgia Southwestern State University.**

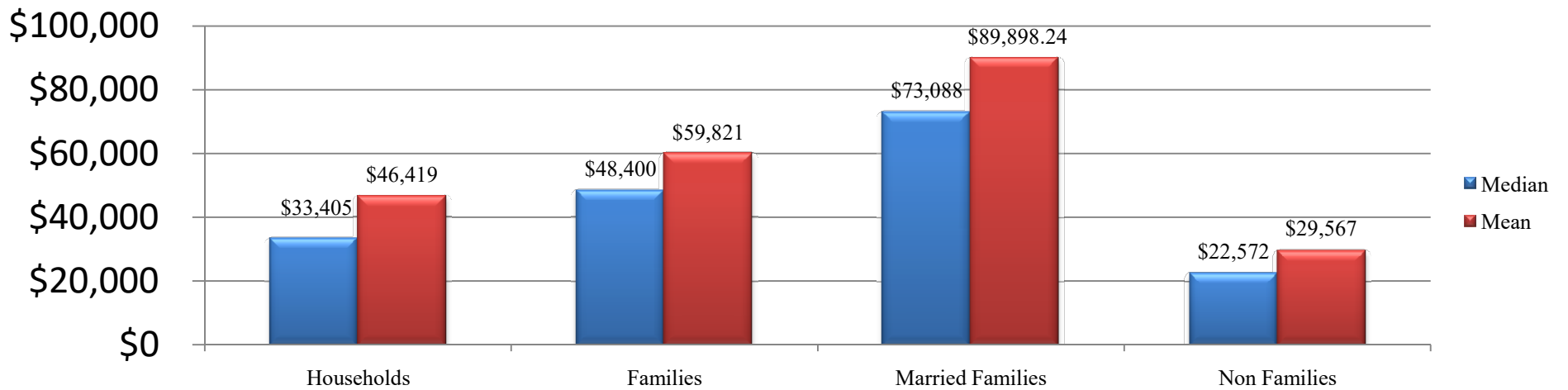
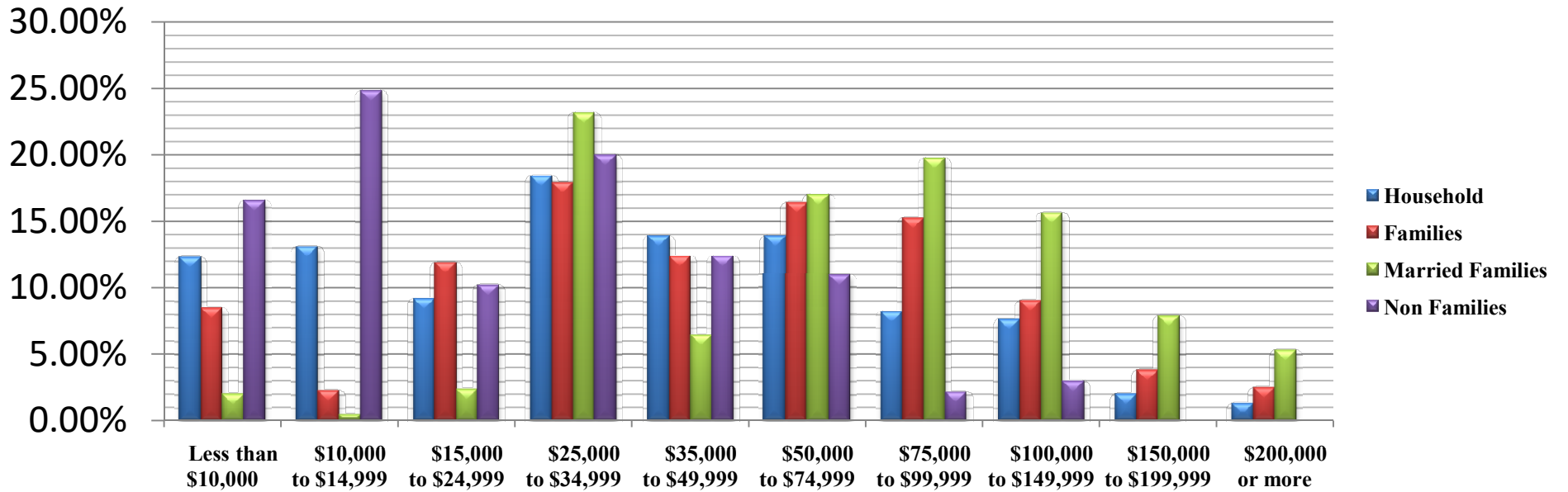
**Female Population 8,564 (55.9%)**

**Male Population 6,755 (44.1%)**

**Median resident age: 29.7 years**

**Georgia median age: 36.9 years**

# Americus GA Income by Household Type





# Additional Surrounding Information

- Rich history: Americus is known for its rich history and is home to several historic landmarks and attractions, including the Windsor Hotel, the Rylander Theatre, and the Global Village & Discovery Center.
  - Outdoor recreation: The area is known for its beautiful natural scenery and offers many opportunities for outdoor recreation, including hiking, biking, fishing, and hunting.
  - Cultural events: Americus hosts many cultural events throughout the year, including the annual Harvest Festival, the Magnolia Music and Medicine Show, and the Sumter County Fair.
  - Educational institutions: The area is home to several respected educational institutions, including Georgia Southwestern State University, South Georgia Technical College, and the GSW Storm Dome.
- Local businesses: The surrounding area has a vibrant local business community, including many locally-owned restaurants, shops, and businesses that offer unique products and services.
- Convenient location: Americus is conveniently located near major highways, including U.S. Route 280 and Georgia State Route 27, which provides easy access to nearby cities such as Albany and Columbus.
- Overall, the surrounding area of Americus, GA offers a combination of history, natural beauty, cultural events, educational opportunities, and local businesses, making it an attractive destination for residents and visitors alike.

**For More Information  
or to see the location  
please contact:**

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