

# SALE

## MEDICAL OFFICE

**416 E 3RD AVE**  
CORDELE, GA 31015

**SALE PRICE: \$249,000**



**PATRICK BARRY**  
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**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

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## OFFERING SUMMARY

Available SF: 1,680± SF Total

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Sales Price: \$249,000

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Lot Size: .52 Acres

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Year Built: 1974 ; 2013

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Parking: ~23 lined, paved parking spots

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2023 Property Taxes: ~\$2,842.93

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Zoning: C-3

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Utilities: All public utilities service the site.

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## **PROPERTY OVERVIEW:**

- ±1,680 SF Medical / Dental Office
  - .53 acres
- 1 Waiting Room with Large Reception Area
  - 1 Working Office
  - Lab Area
  - 4 Exam Rooms (all with sinks)
- 2 Restrooms Total - (1 in Reception area and 1 in Office)
- Security System w/ multiple cameras placed inside and outside of the building.
  - Outside has motion-sensor lights.
  - ~23 Paved Parking Spaces

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## 5 MILE RADIUS

### KEY FACTS

14,231

Population



Average Household Size



Median Age

\$45,322

Median Household Income

### BUSINESS



734

Total Businesses



8,310

Total Employees

### INCOME



\$45,322

Median Household Income



\$29,619

Per Capita Income



\$47,082

Median Net Worth

### EDUCATION



No High School Diploma



40%

High School Graduate



27%

Some College



14%

Bachelor's/Grad/Prof Degree

### EMPLOYMENT



48%

White Collar



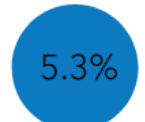
33%

Blue Collar



18%

Services



Unemployment Rate

### 2024 Households By Income (Esri)

The largest group: <\$15,000 (20.3%)

The smallest group: \$150,000 - \$199,999 (2.9%)

Indicator ▲	Value	Diff	
<\$15,000	20.3%	+4.4%	<div style="width: 4.4%;"></div>
\$15,000 - \$24,999	11.5%	+1.2%	<div style="width: 1.2%;"></div>
\$25,000 - \$34,999	10.1%	+0.8%	<div style="width: 0.8%;"></div>
\$35,000 - \$49,999	10.9%	+0.2%	<div style="width: 0.2%;"></div>
\$50,000 - \$74,999	16.7%	-1.4%	<div style="width: 1.4%;"></div>
\$75,000 - \$99,999	12.2%	-2.4%	<div style="width: 2.4%;"></div>
\$100,000 - \$149,999	9.4%	-1.3%	<div style="width: 1.3%;"></div>
\$150,000 - \$199,999	2.9%	-0.8%	<div style="width: 0.8%;"></div>

Bars show deviation from Crisp County ▾