

SALE

MEDICAL OFFICE

416 E 3RD AVE
CORDELE, GA 31015

SALE PRICE: \$195,000



PATRICK BARRY

ASSOCIATE BROKER

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990 Riverside Drive

Macon GA 31201



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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OFFERING SUMMARY

Available SF: 1,680± SF Total

Sales Price: \$249,000

Lot Size: .52 Acres

Year Built: 1974 ; 2013

Parking: ~23 lined, paved parking spots

2023 Property Taxes: ~\$2,842.93

Zoning: C-3

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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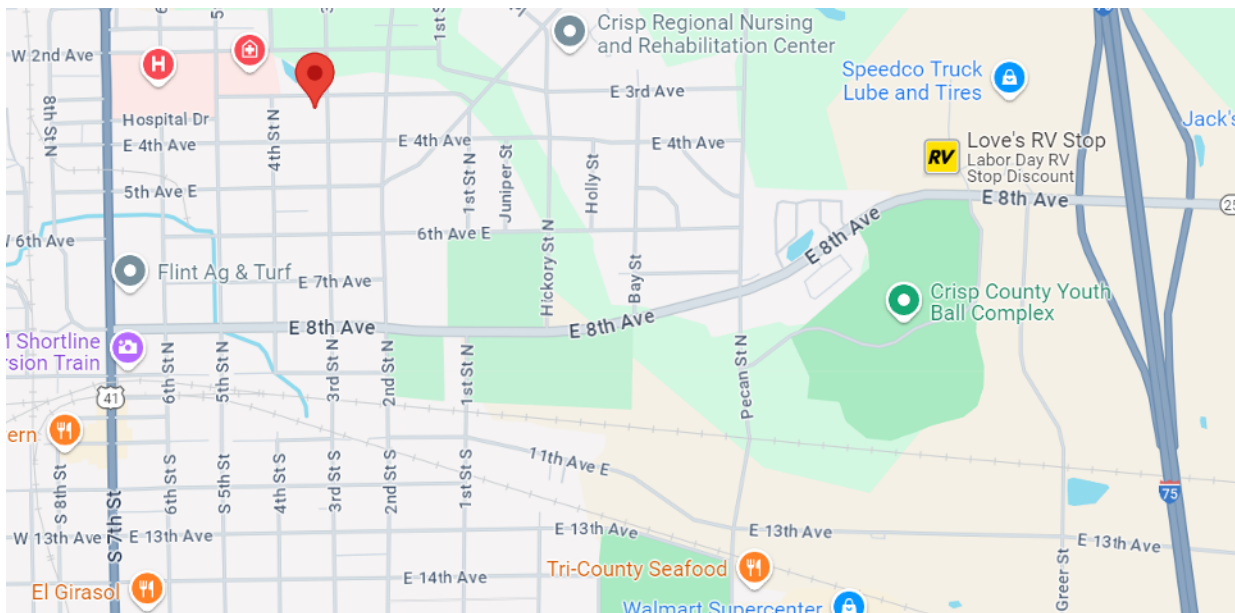
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5 MILE RADIUS

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



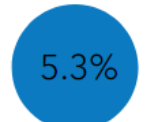
33%

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 ▾