

# SALE

**625 U S HIGHWAY 219**  
625 U S Highway 219 Cataula, GA 31804



## PROPERTY DESCRIPTION

Introducing a prime investment opportunity on U S Highway 219 in Cataula, GA. This strategically located property offers high visibility, making it ideal for commercial development. With its significant frontage on a major highway and access to high traffic flow, it presents an attractive opportunity for diverse commercial use. Situated in close proximity to Columbus, GA, this property is poised for business growth, benefiting from a growing population in the surrounding area. Don't miss out on this excellent investment opportunity to secure a valuable piece of land with great potential for development.

## OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	14.84 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	12	77	416
Total Population	31	203	1,139
Average HH Income	\$170,122	\$167,971	\$146,528

## PROPERTY HIGHLIGHTS

- Prime location on U S Highway 219 in Cataula, GA
- High visibility with significant frontage on major highway
- Ideal for office or commercial development
- Growing population in the surrounding area
- Excellent investment opportunity

**Tripp Crawford**  
(706) 984-1251

**Steven Armstrong**  
(706) 256-1000



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COMMERCIAL**  
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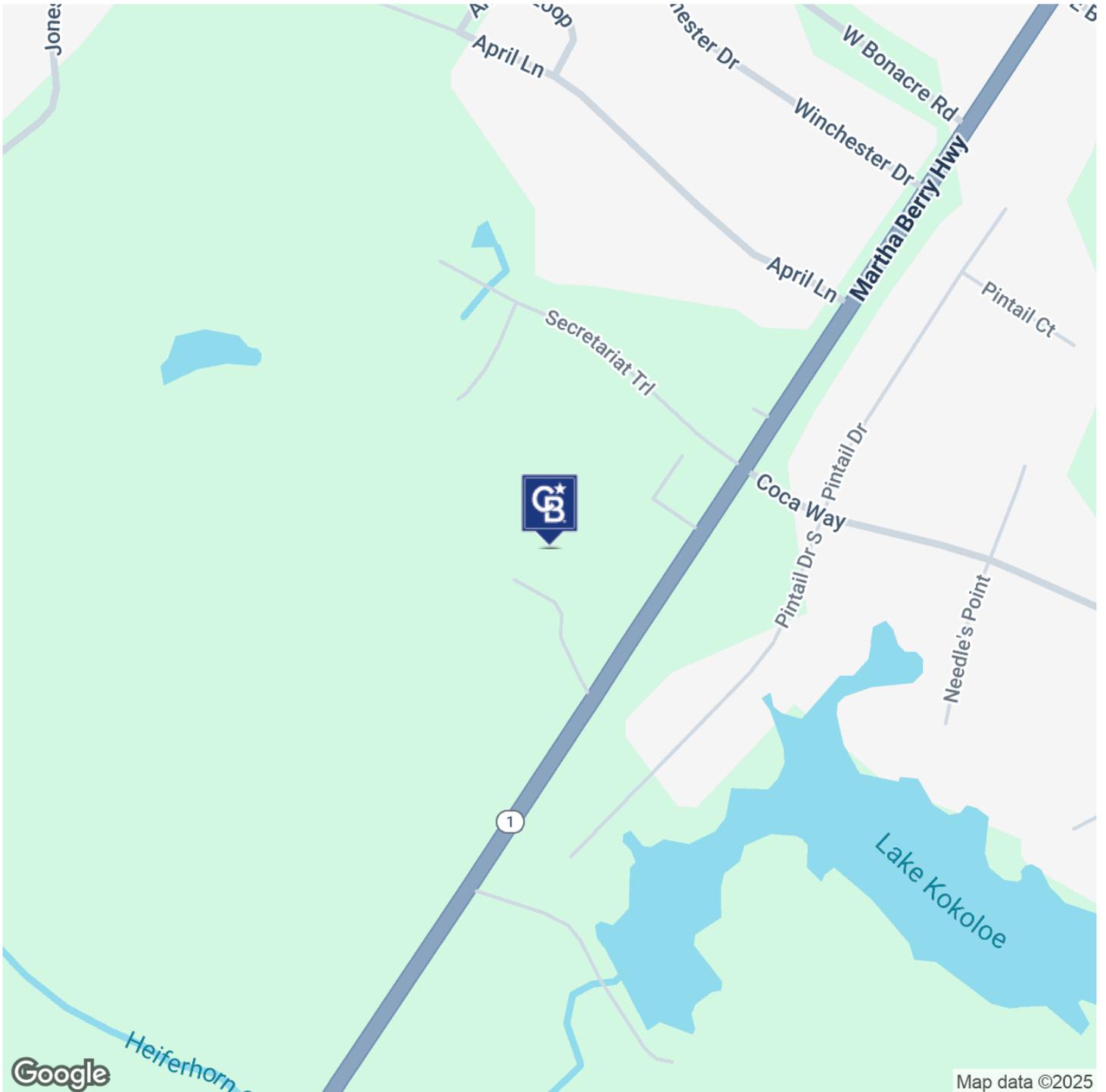


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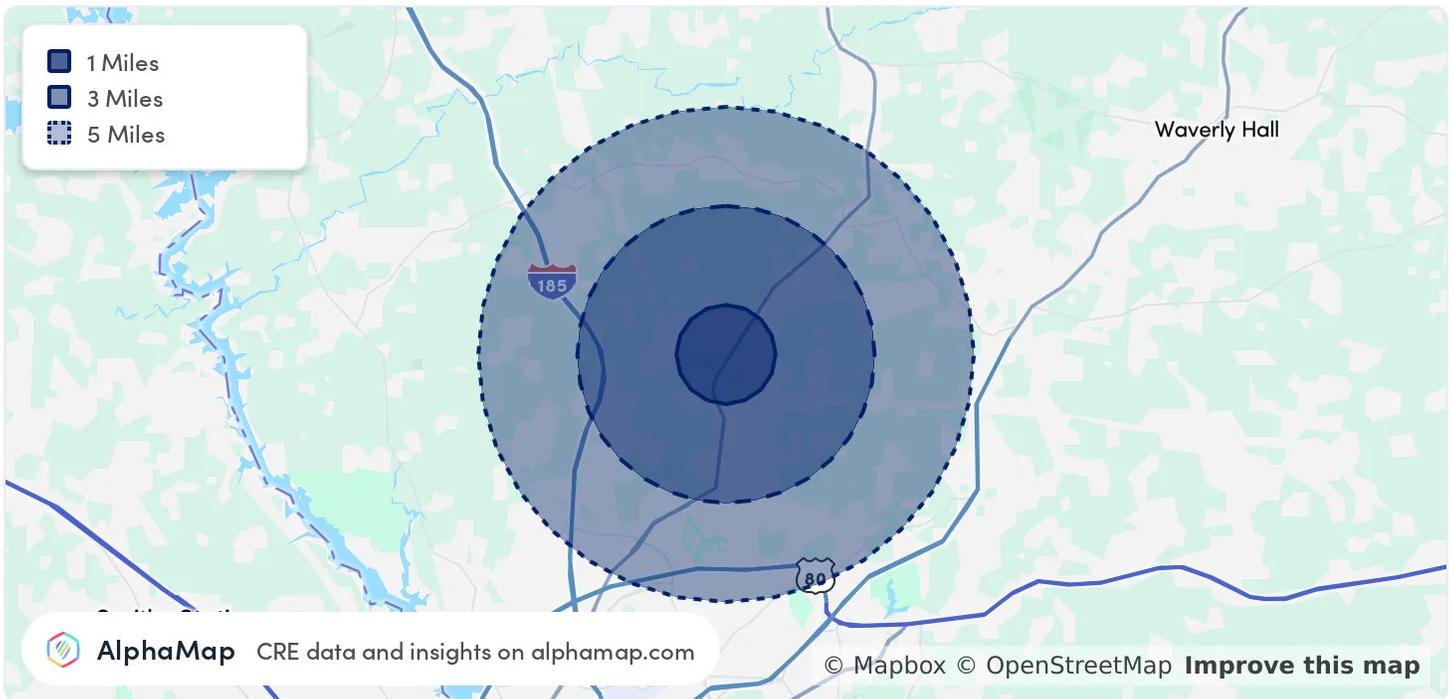


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	1,139	7,078	35,708
Average Age	44	40	40
Average Age (Male)	43	40	38
Average Age (Female)	44	41	41

<b>HOUSEHOLD &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	416	2,605	13,970
Persons per HH	2.7	2.7	2.6
Average HH Income	\$146,528	\$144,176	\$126,656
Average House Value	\$421,975	\$397,202	\$344,776
Per Capita Income	\$54,269	\$53,398	\$48,713

Map and demographics data derived from AlphaMap

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