

SALE

60 N MCDONALD STREET, LUDOWICI, GA 31316

60 N McDonald St Ludowici, GA 31316



PROPERTY DESCRIPTION

Prime Commercial Opportunity in the Heart of Ludowici! This high-visibility commercial property located in the center of Long County offers an incredible opportunity for entrepreneurs and investors alike. Whether you're envisioning a retail storefront, boutique shop, professional office, or local service business, this spot is ready to bring your vision to life. Positioned with convenient road frontage and easy access to major thoroughways, the property sees steady local traffic and is surrounded by established businesses, schools, and residential neighborhoods-making it an ideal location to serve the growing community. Property Features: Centrally located in Ludowici High-traffic area with excellent exposure Utilities available on site Level lot, easy to develop Zoning suitable for commercial or residential use Note: A manufactured home is currently on the property and will not convey with the sale. It may be sold separately or removed prior to closing. Don't miss this rare chance to plant your business in one of Georgia's most welcoming small towns. Bring your ideas and build your dream! Schedule a tour today and explore the potential this property has to offer.

OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	2.48 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	145	327	759
Total Population	380	874	2,068
Average HH Income	\$58,763	\$60,830	\$61,434

Jimmy Shanken, CCIM, CIPS, RSPS
(912) 408-4040

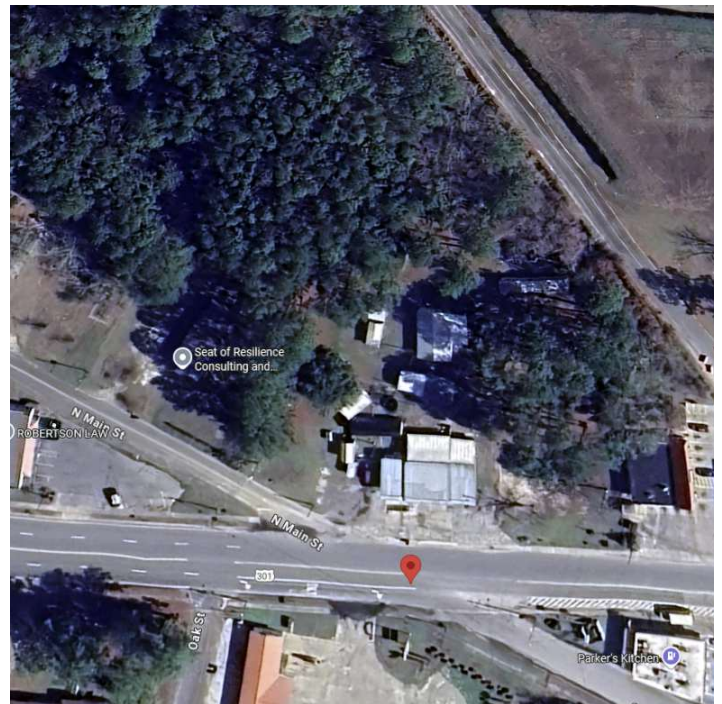


**COLDWELL BANKER
COMMERCIAL**
SOUTHERN COAST

SALE

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SALE PRICE

\$500,000

LOCATION INFORMATION

Building Name	60 N McDonald Street, Ludowici, GA 31316
Street Address	60 N Mcdonald St
City, State, Zip	Ludowici, GA 31316
County	Long

BUILDING INFORMATION

Building Size	1,232 SF
Number of Floors	1
Year Built	2021
Number of Lots	1
Number of Buildings	3

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Other
Zoning	C3-COMMERCIAL
Lot Size	2.48 Acres
APN #	L02 012
Lot Depth	4,700 ft

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Restrooms	2.0
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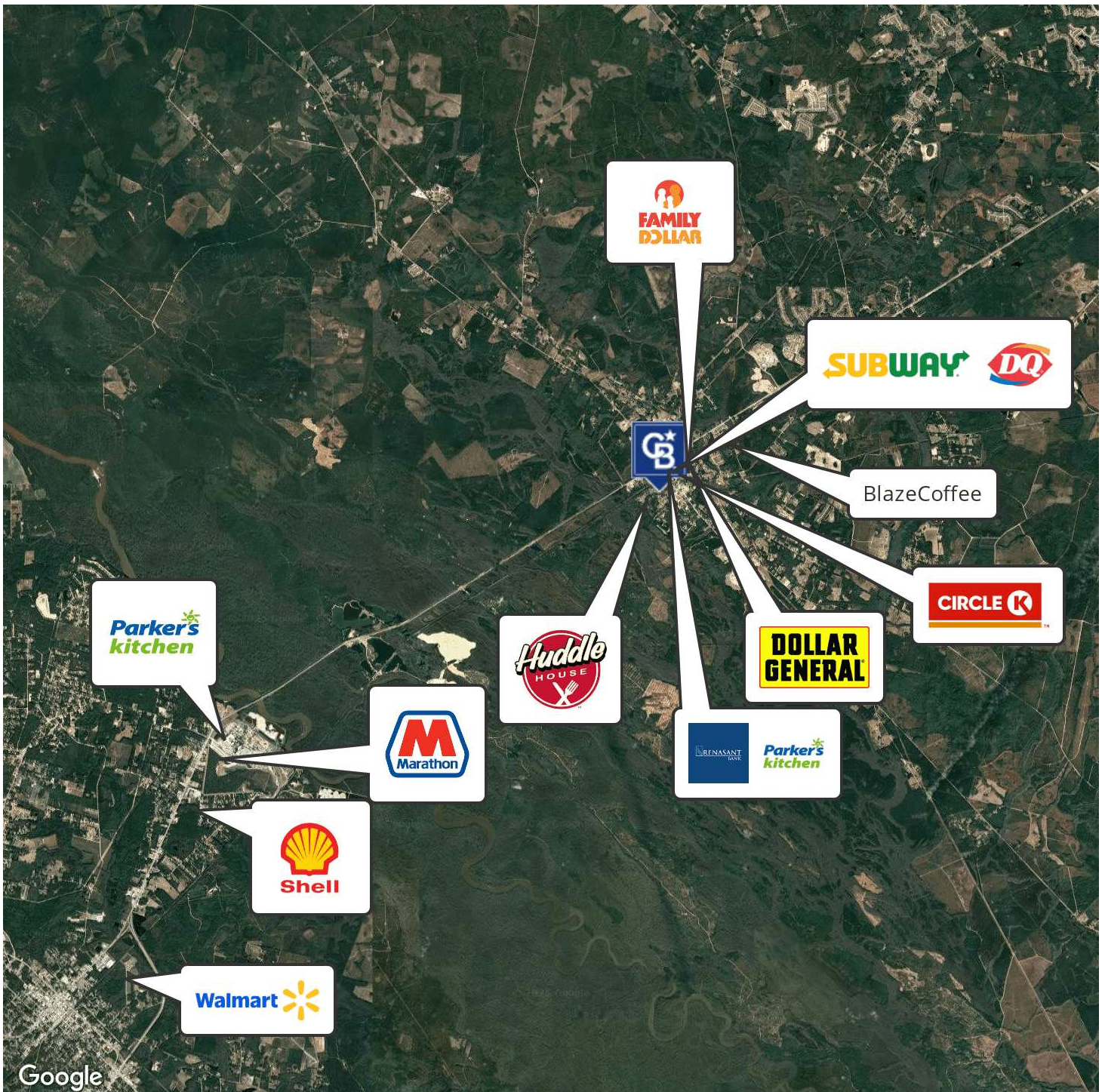


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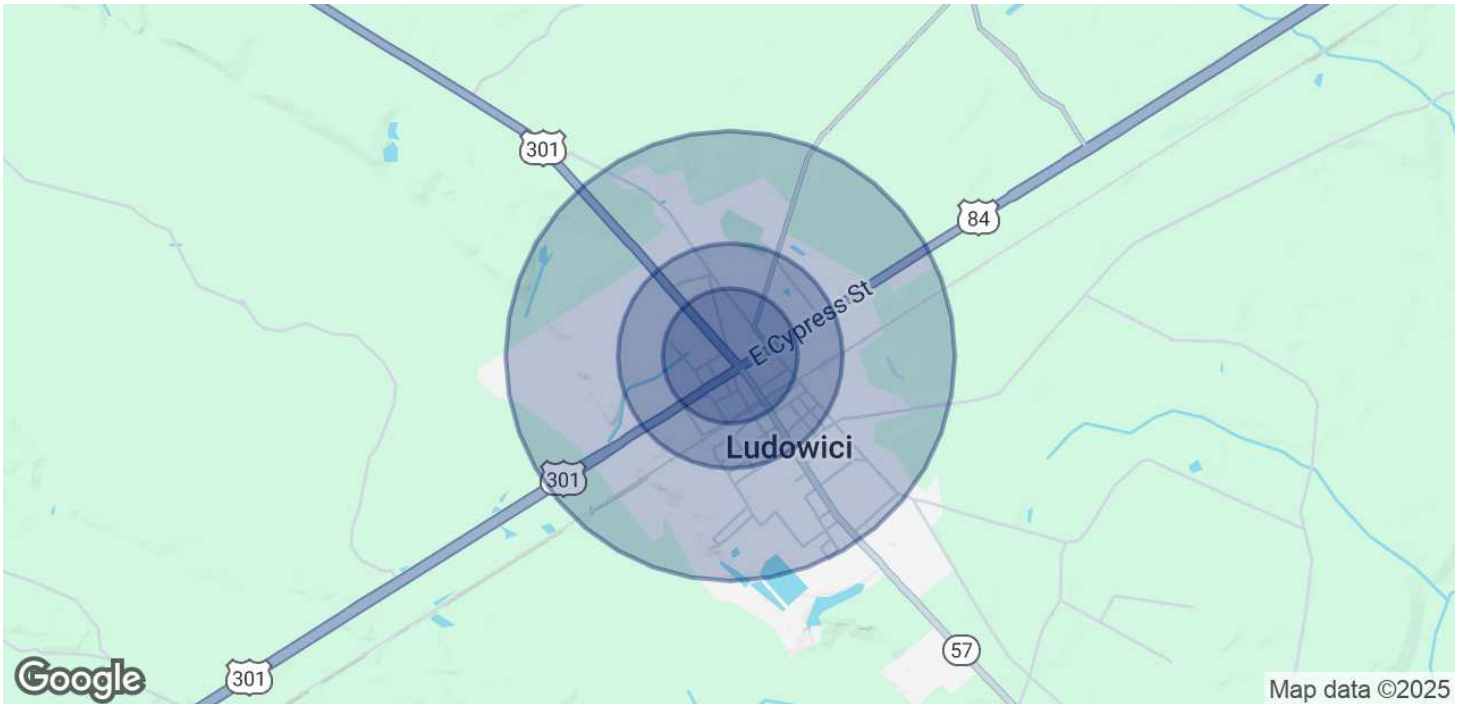


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	380	874	2,068
Average Age	37	36	35
Average Age (Male)	35	34	34
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	145	327	759
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$58,763	\$60,830	\$61,434
Average House Value	\$142,059	\$163,276	\$169,245

Demographics data derived from AlphaMap

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