

Monticello CVS

330 E GREENE ST, MONTICELLO, GA 31064

FOR SALE

Listing Price \$1,595,000



PROPERTY FEATURES

- 8,470 SF retail/free standing building
- Lot size .91 acres
- CVS exercised 5 year option starting November 2024; one remaining with 10% rent increase
- Zoned Community Commercial
- Prime location in the City of Monticello, GA
- Built in 1994
- Next closest CVS is 18 miles away



GOOD GROUP REALTY

www.SperryCGA.com

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Each office independently owned and operated.

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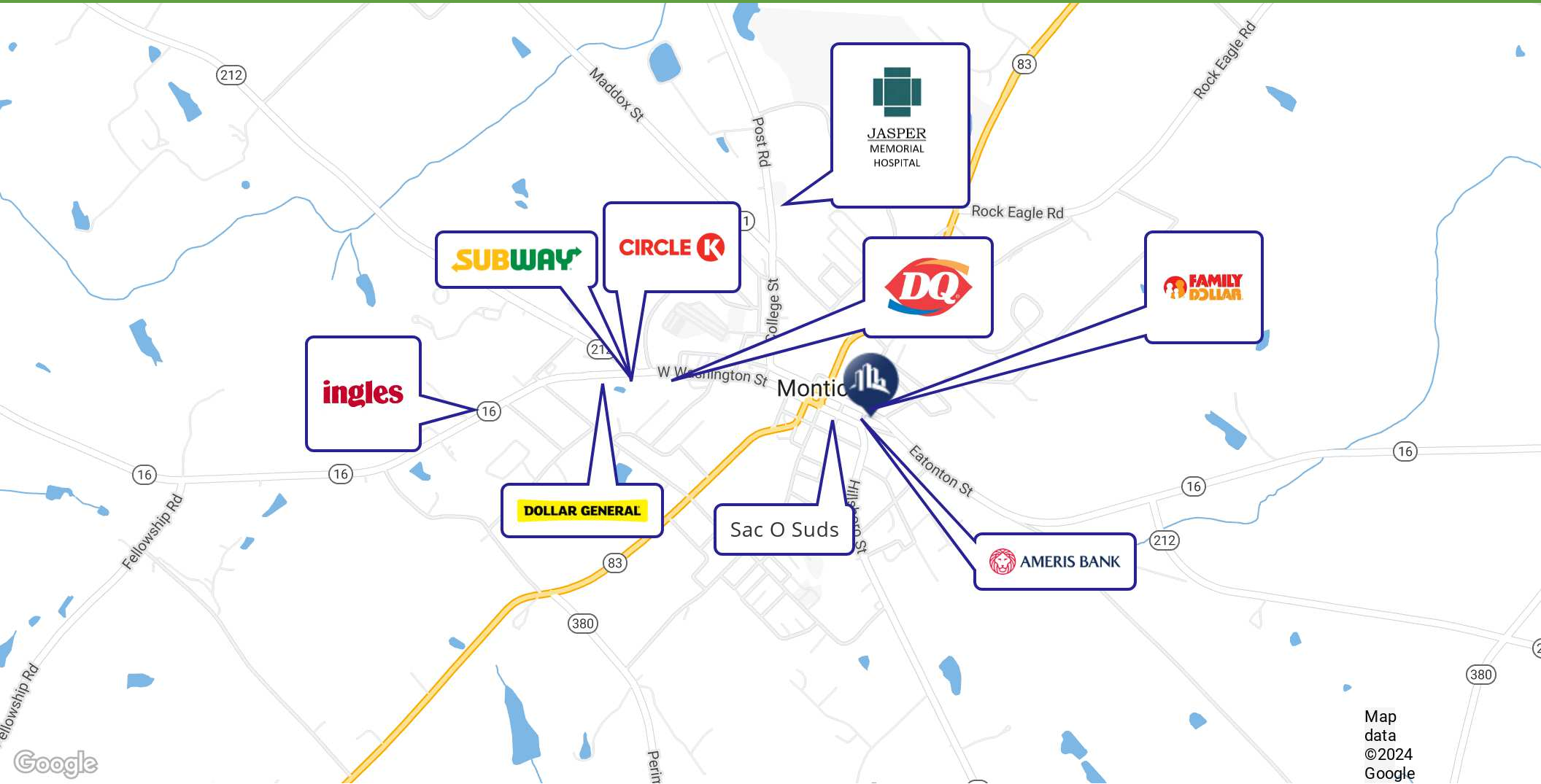


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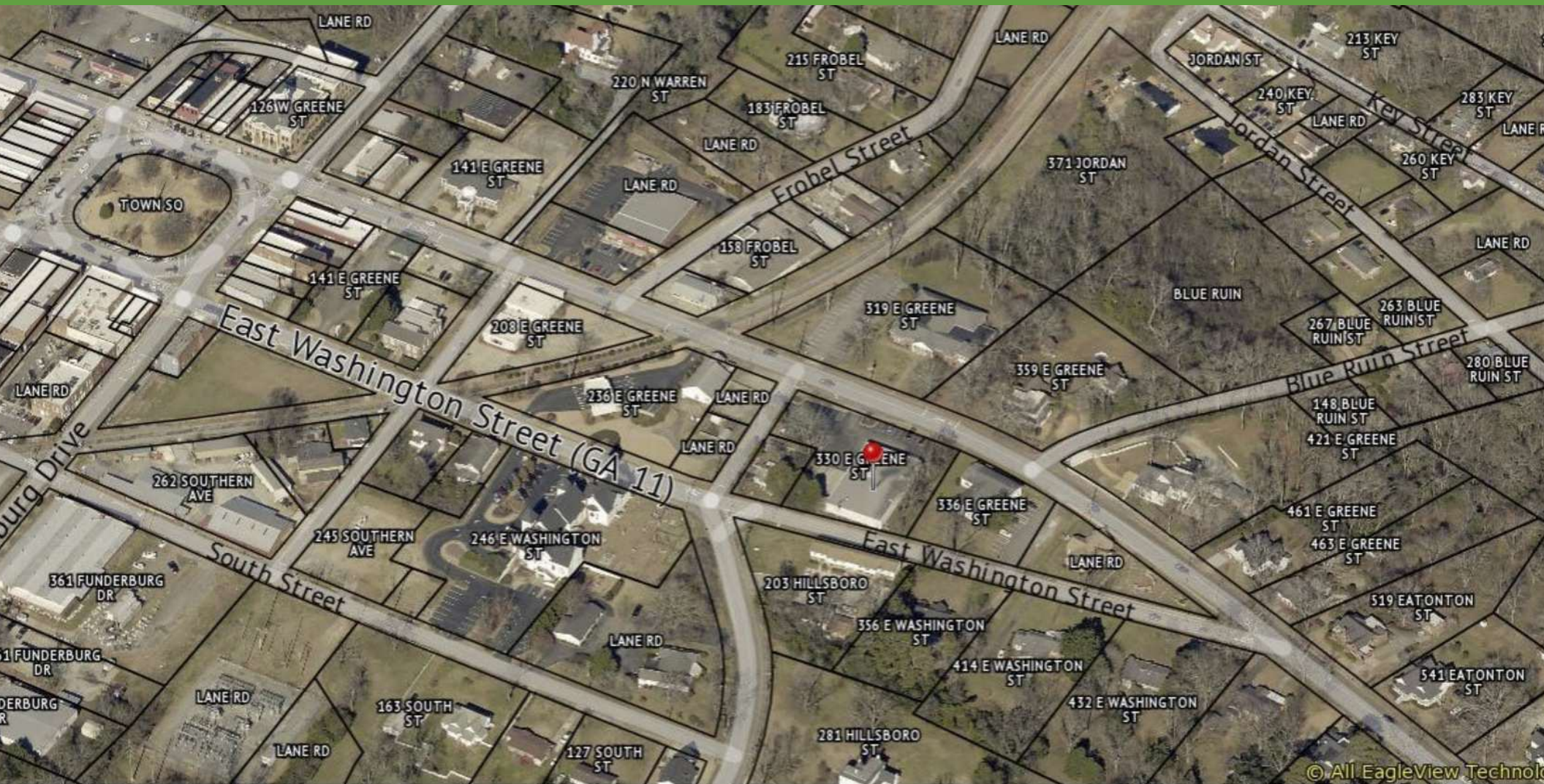
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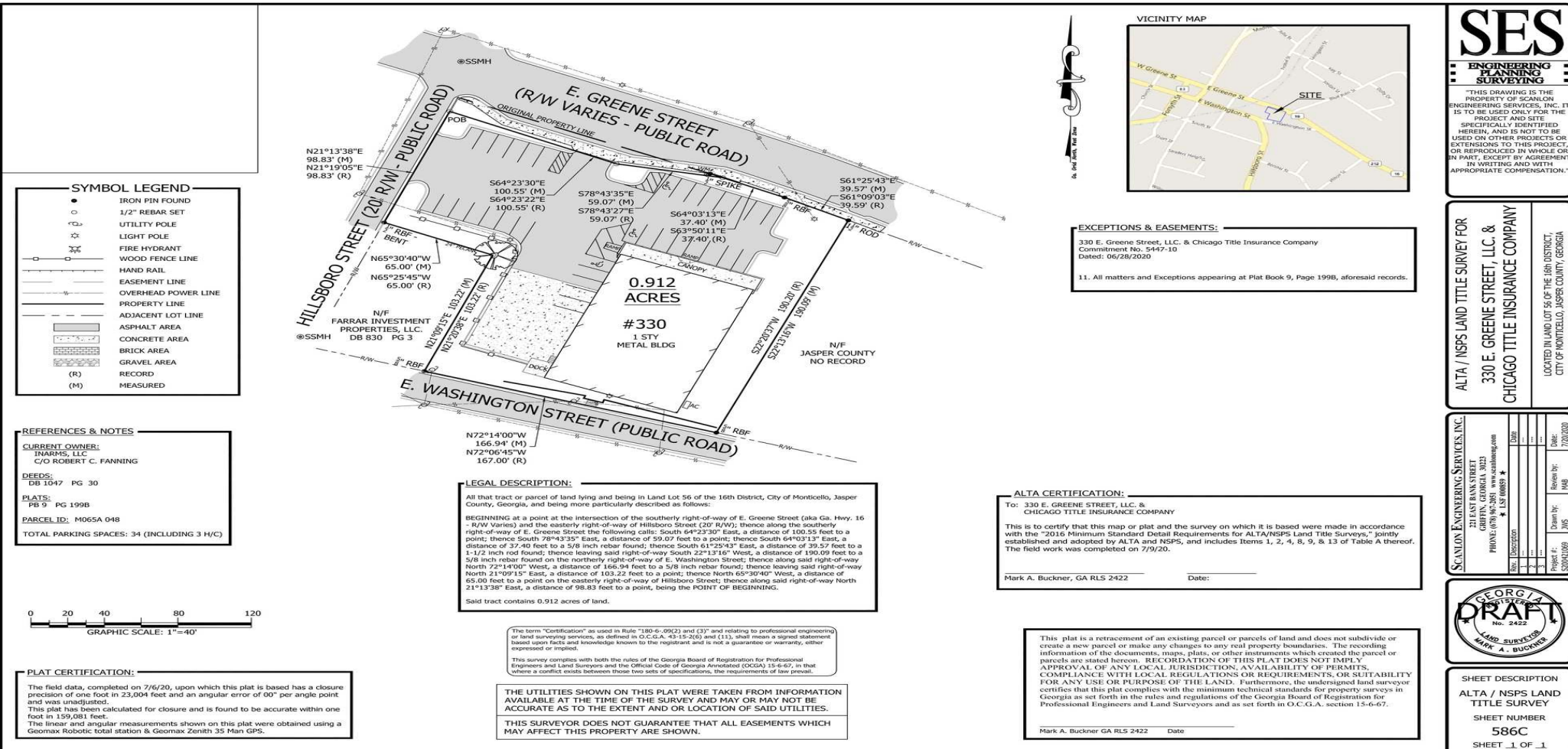
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SES
ENGINEERING PLANNING SURVEYING
 THIS DRAWING IS THE PROPERTY OF SCANLON ENGINEERING SERVICES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN, AND IS NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, OR REPRODUCED IN WHOLE OR IN PART, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION.

ALTA / NSPS LAND TITLE SURVEY FOR
330 E. GREENE STREET, LLC & CHICAGO TITLE INSURANCE COMPANY
 LOCATED IN LAND LOT 56 OF THE HIGH DISTRICT, CITY OF MONTICELLO, JASPER COUNTY, GEORGIA

SCANLON ENGINEERING SERVICES, INC.
 211 EAST BAIN STREET
 GREENE, GEORGIA 30223
 PHONE: (770) 962-3811 www.scanloneng.com
 * EST. 1988 *

GEORGIA REGISTERED DRAFT
 LAND SURVEYOR
 NO. 2422
 MARK A. BUCKNER

SHEET DESCRIPTION
 ALTA / NSPS LAND TITLE SURVEY
 SHEET NUMBER
586C
 SHEET 1 OF 1

SYMBOL LEGEND

- IRON PIN FOUND
- 1/2" REBAR SET
- UTILITY POLE
- ☆ LIGHT POLE
- ⊕ FIRE HYDRANT
- ▭ WOOD FENCE LINE
- ▭ HAND RAIL
- ▭ EASEMENT LINE
- ▭ OVERHEAD POWER LINE
- ▭ PROPERTY LINE
- ▭ ADJACENT LOT LINE
- ▭ ASPHALT AREA
- ▭ CONCRETE AREA
- ▭ BRICK AREA
- ▭ GRAVEL AREA
- (R) RECORD
- (M) MEASURED

REFERENCES & NOTES

CURRENT OWNER:
 INARMS, LLC
 C/O ROBERT C. FANNING

DEEDS:
 DB 1047 PG 30

PLATS:
 PB 3 PG 199B

PARCEL ID: M065A 048

TOTAL PARKING SPACES: 34 (INCLUDING 3 H/C)

LEGAL DESCRIPTION:

All that tract or parcel of land lying and being in Land Lot 56 of the 16th District, City of Monticello, Jasper County, Georgia, and being more particularly described as follows:

BEGINNING at a point at the intersection of the southerly right-of-way of E. Greene Street (aka Ga. Hwy. 16 - R/W Varies) and the easterly right-of-way of Hillsboro Street (20' R/W); thence along the southerly right-of-way of E. Greene Street the following calls: South 64°22'30" East, a distance of 100.55 feet to a point; thence South 78°43'35" East, a distance of 59.07 feet to a point; thence South 64°03'13" East, a distance of 37.40 feet to a 5/8 inch rebar found; thence South 64°25'43" East, a distance of 39.57 feet to a 1-1/2 inch rod found; thence leaving said right-of-way South 27°13'16" West, a distance of 190.09 feet to a 5/8 inch rebar found on the northerly right-of-way of E. Washington Street; thence along said right-of-way North 72°14'00" West, a distance of 166.94 feet to a 5/8 inch rebar found; thence leaving said right-of-way North 21°09'15" East, a distance of 103.22 feet to a point; thence North 65°30'40" West, a distance of 65.00 feet to a point on the easterly right-of-way of Hillsboro Street; thence along said right-of-way North 21°13'38" East, a distance of 98.83 feet to a point, being the POINT OF BEGINNING.

Said tract contains 0.912 acres of land.

The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-206 and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 43-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

THE UTILITIES SHOWN ON THIS PLAT WERE TAKEN FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY AND MAY OR MAY NOT BE ACCURATE AS TO THE EXTENT AND OR LOCATION OF SAID UTILITIES.

THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

ALTA CERTIFICATION:

To: 330 E. GREENE STREET, LLC & CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 8, 9, & 13 of Table A thereof. The field work was completed on 7/9/20.

Mark A. Buckner, GA RLS 2422 Date: _____

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. section 15-6-67.

Mark A. Buckner GA RLS 2422 Date: _____

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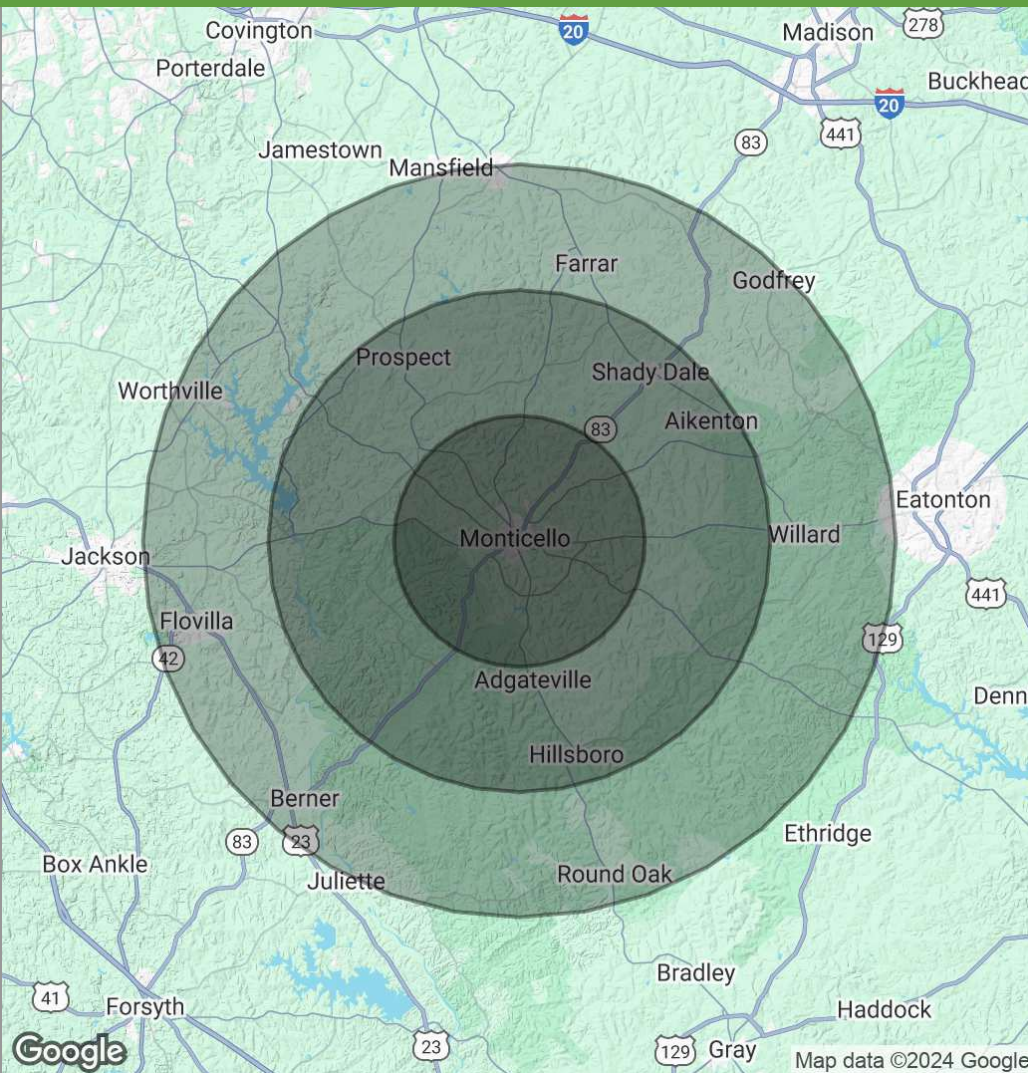
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POPULATION

	5 MILES	10 MILES	15 MILES
Total population	4,614	12,049	34,338
Median age	42	42	42
Median age (Male)	40	41	41
Median age (Female)	42	43	42

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total households	1,798	4,572	12,808
# of persons per HH	2.6	2.6	2.7
Average HH income	\$77,445	\$83,685	\$87,127
Average house value	\$244,105	\$256,324	\$271,725

* Demographic data derived from 2020 ACS - US Census

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