

Wilson Cusseta Properties

128 GA HWY 520

Cusseta, Georgia 31805

Property Highlights

- Parcel A: 1.35 acres; listing price of \$380,000.00.
 (includes +/- 8,827 SF warehouse building)
- Parcel B: 0.86 acres; listing price of \$350,000.00.
 (includes +/- 6,912 SF warehouse building)
- Parcel C: 1.44 acres; listing price of \$30,000.00.
- Parcel D: 15.71 acres; listing price of \$240,000.00.

Property Overview

This rural 19.36+/- acre property is located in Cusseta, Georgia. The property consists of 4 separate parcels: A, B, C, and D. Parcel A is 1.35 acres with a warehouse, Parcel B is 0.86 acres with a warehouse, Parcel C is 1.44 acres, and parcel D is 15.71 acres. These parcels may be purchased individually or as a whole. The listing price for Parcel A is \$380,000.00. The listing price for Parcel B is \$350,000.00. The listing price for Parcel C is \$30,000.00. The listing price for Parcel D is \$240,000.00. The property may be purchased in total for \$1,000,000.00, or select parcels may be purchased together.

Offering Summary

Sale Price:	\$1,000,000
Lease Rate:	\$2,500.00 per month (MG)
Lot Size:	19.36 Acres

Demographics 1 Mile 5 Miles 10 Miles

Total Households	89	1,097	2,654
Total Population	151	2,156	6,493
Average HH Income	\$32,725	\$34,414	\$42,276

For More Information

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Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	6,912 - 8,827 SF	Lease Rate:	\$2,500.00 per month

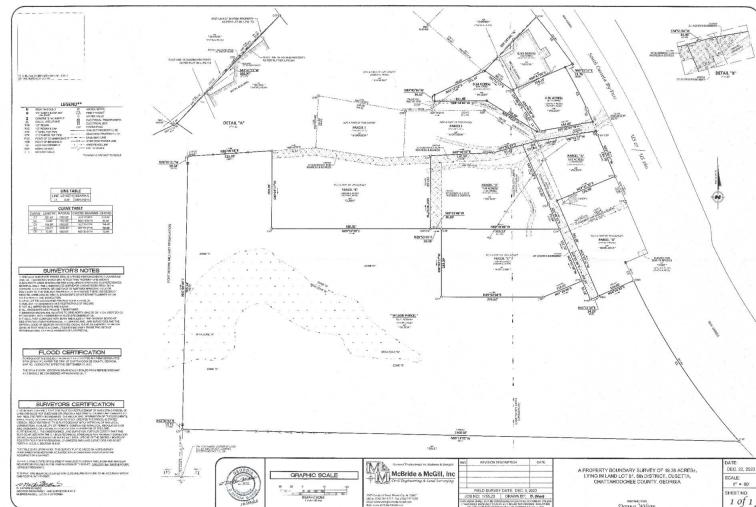
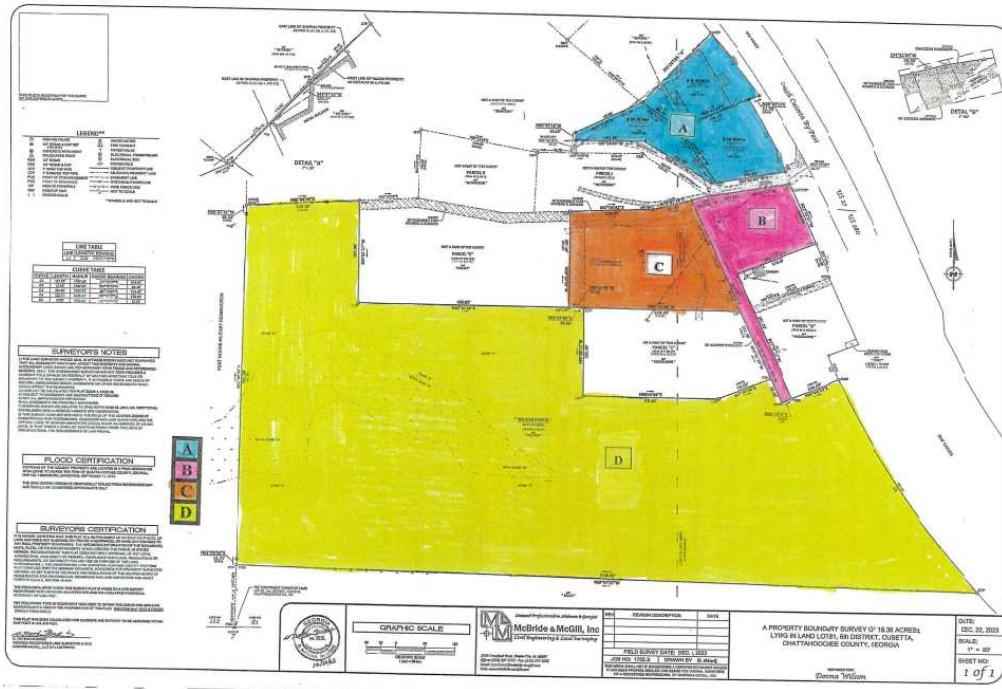
Available Spaces

Suite Size (SF) Lease Type Lease Rate Description

Parcel A	8,827 SF	Modified Gross	\$2,500 per month	This single story, 8,827 SF warehouse building is located on 1.35 acres of land. The warehouse is 20 ft tall and was built in 1960. The property may be leased for \$2,500 per month with a modified gross lease. Billboard not included.
Parcel B	6,912 SF	Modified Gross	\$2,500 per month	This single story, 6,912 SF warehouse space is located on 2.3 acres of property in Cusseta, Georgia. The property consists of 2 Parcels: B and C. Parcel B is 0.86 acres and Parcel C is 1.44 acres.

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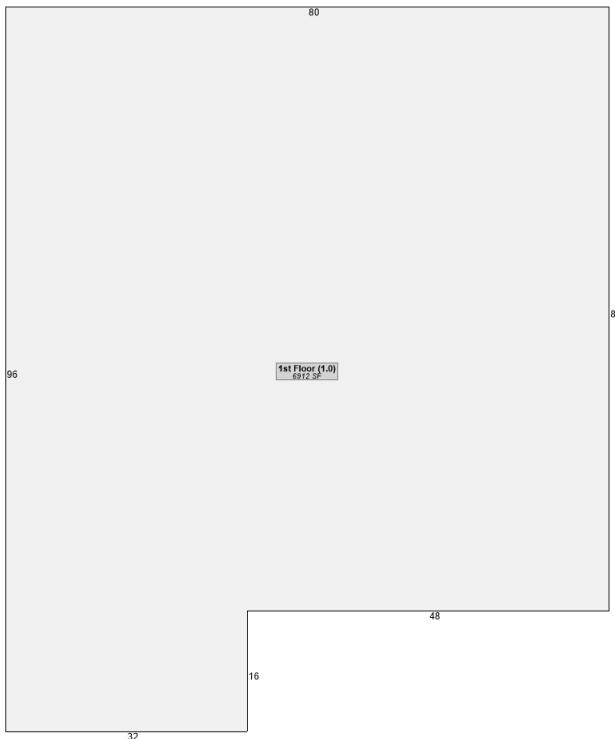
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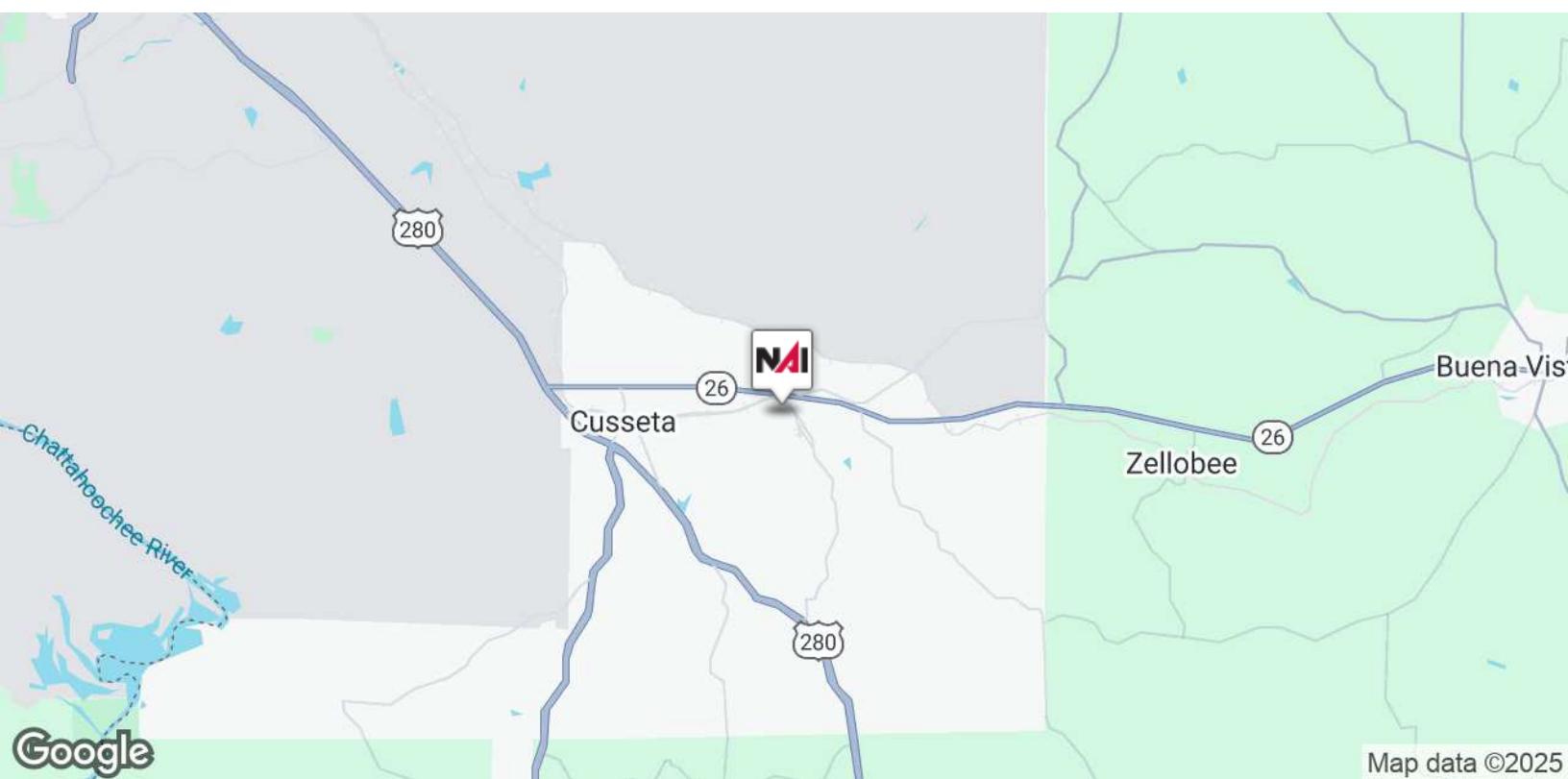
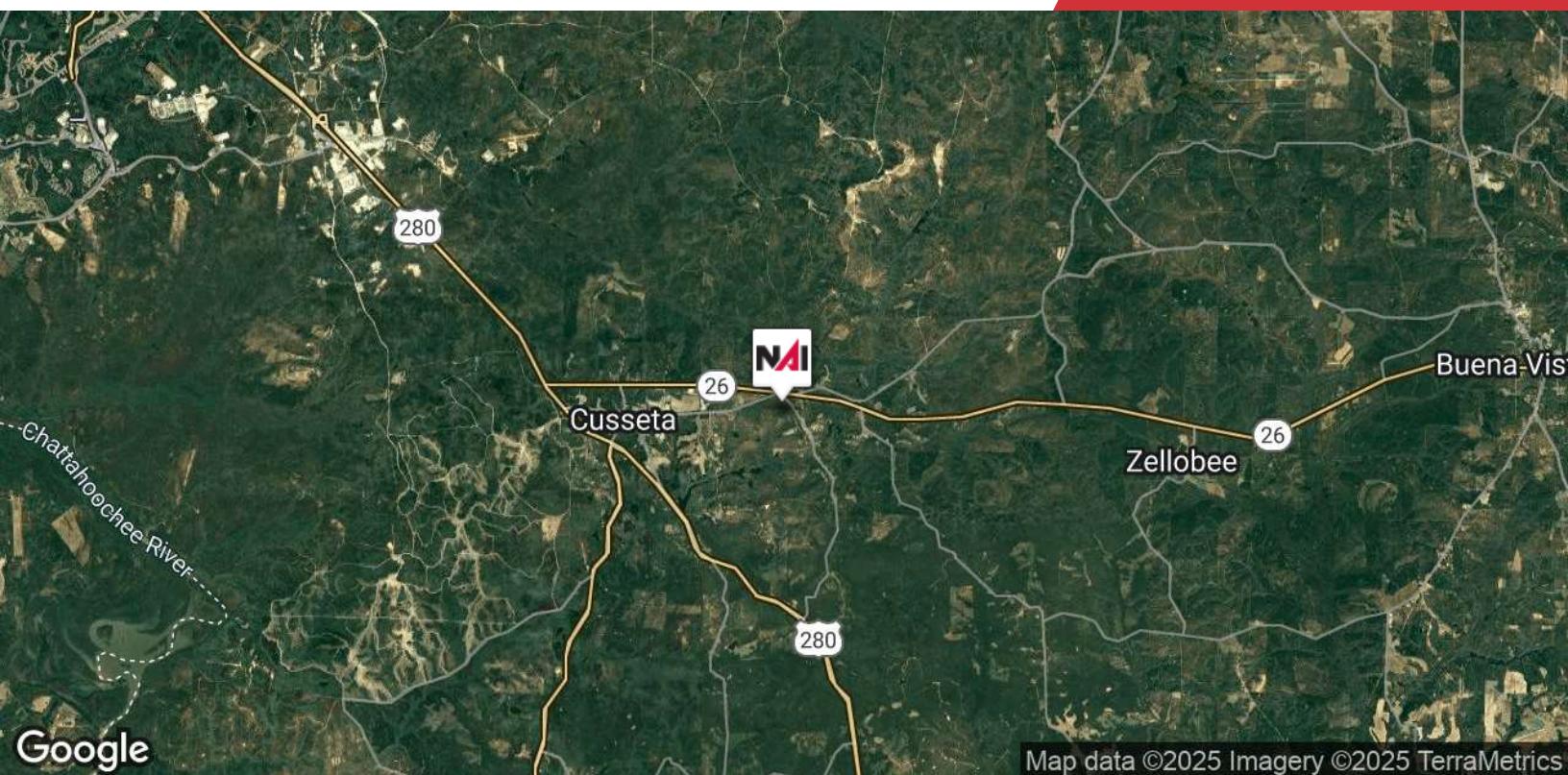
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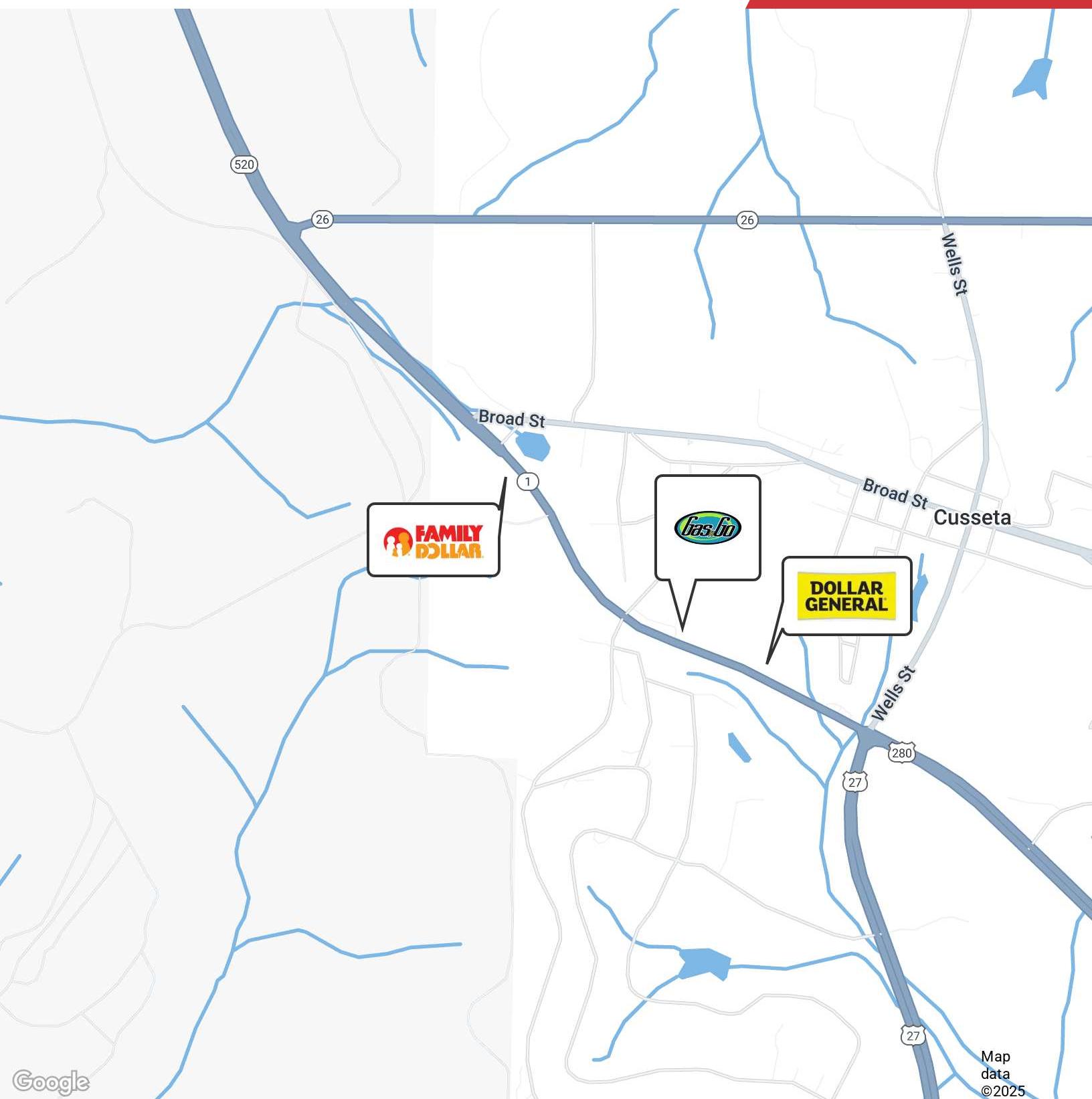
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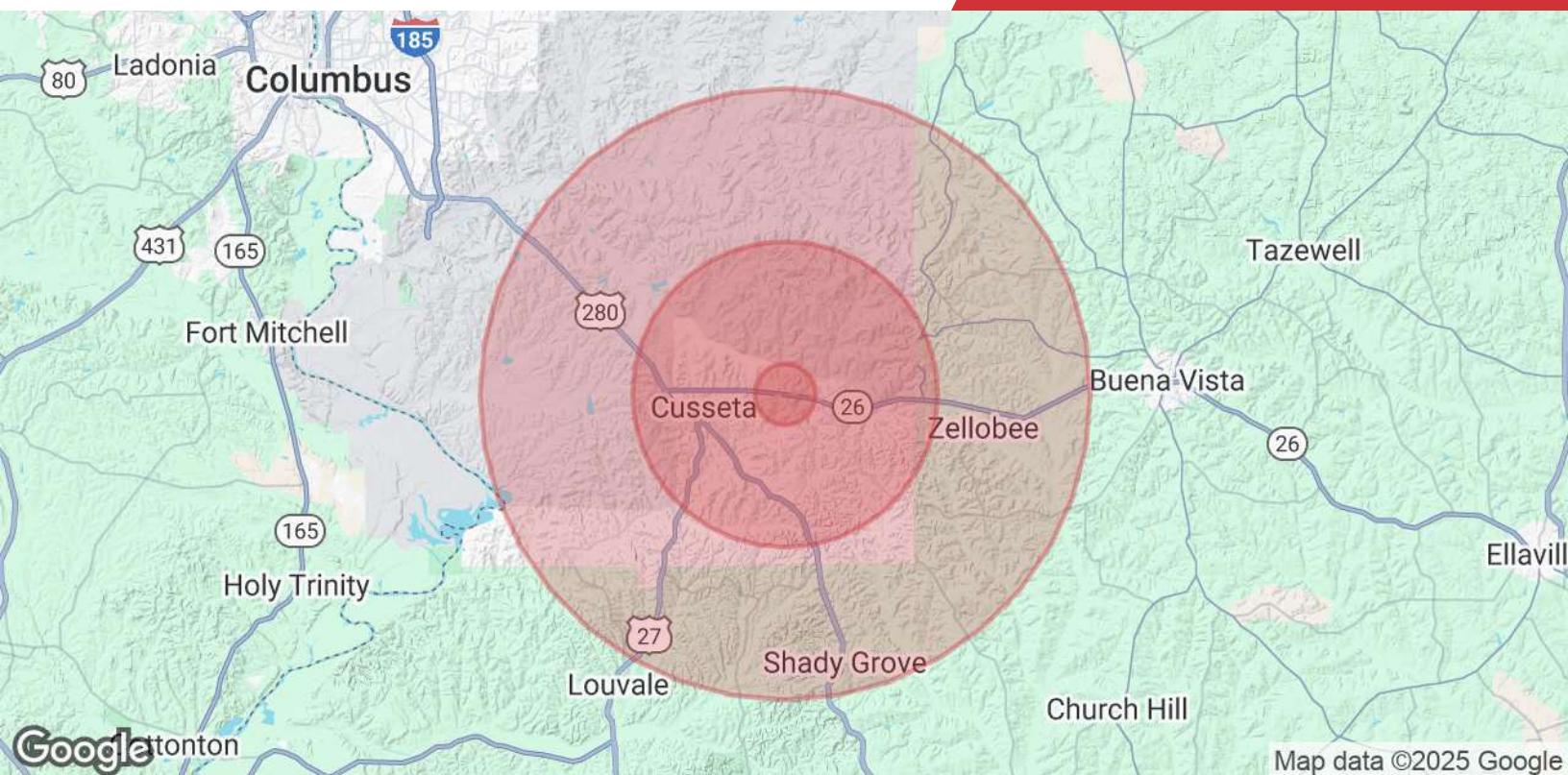
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Population

	1 Mile	5 Miles	10 Miles
Total Population	151	2,156	6,493
Average Age	41.4	39.4	35.6
Average Age (Male)	45.1	40.4	34.9
Average Age (Female)	38.6	35.9	34.8

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	89	1,097	2,654
# of Persons per HH	1.7	2.0	2.4
Average HH Income	\$32,725	\$34,414	\$42,276
Average House Value	\$81,682	\$80,856	\$78,925

2020 American Community Survey (ACS)

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