

SCAN THE
QR TO VIEW
THIS LISTING
ONLINE



10,532 SF FOR SALE

475 Broad Street | Crawfordville, GA 30631

ZONE | Commercial

2 AC

Price Improvement
\$499,000

HOLTON BRINSON
holton@jordantrotter.com
706 • 736 • 1031



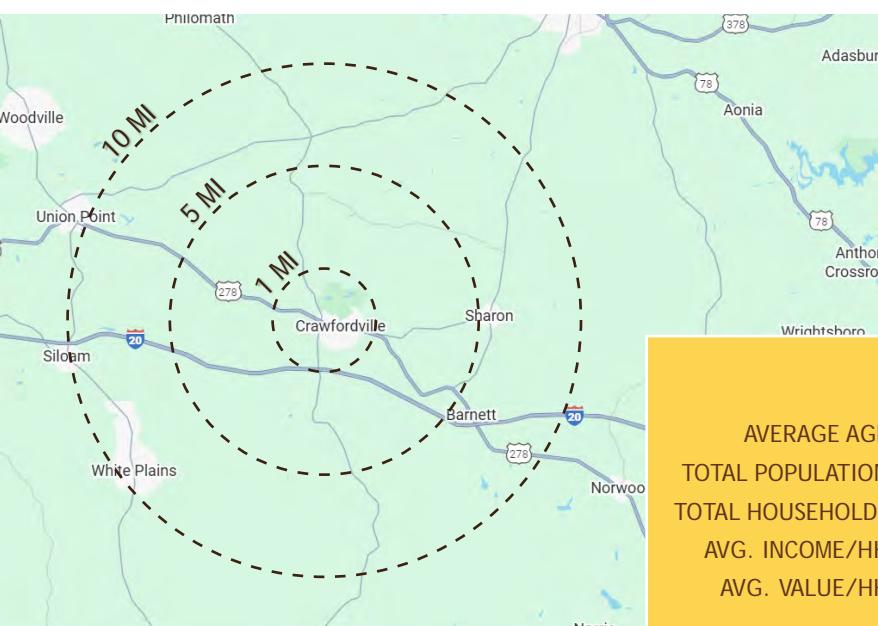
JORDAN TROTTER
COMMERCIAL REAL ESTATE

Located on the western side of historic Crawfordville, this property is conveniently located less than 2 miles from Interstate 20, providing convenient access to Greensboro (20 miles), Madison (35 miles), Warrenton (20 miles), Thomson (36 miles), and Washington (20 miles). Surrounding traffic generators include Taliaferro County High School, Georgia Wood Preserving, Harrison Poultry, and Dollar General.

Freestanding former Family Dollar building is now available for purchase. This pre-engineered metal building (10,532 sf) can fit a number of users

from retail to warehouse. Property includes a separate loading/warehouse area and two restrooms. The building is situated on two acres with 44 parking stalls. The parking lot design allows for full

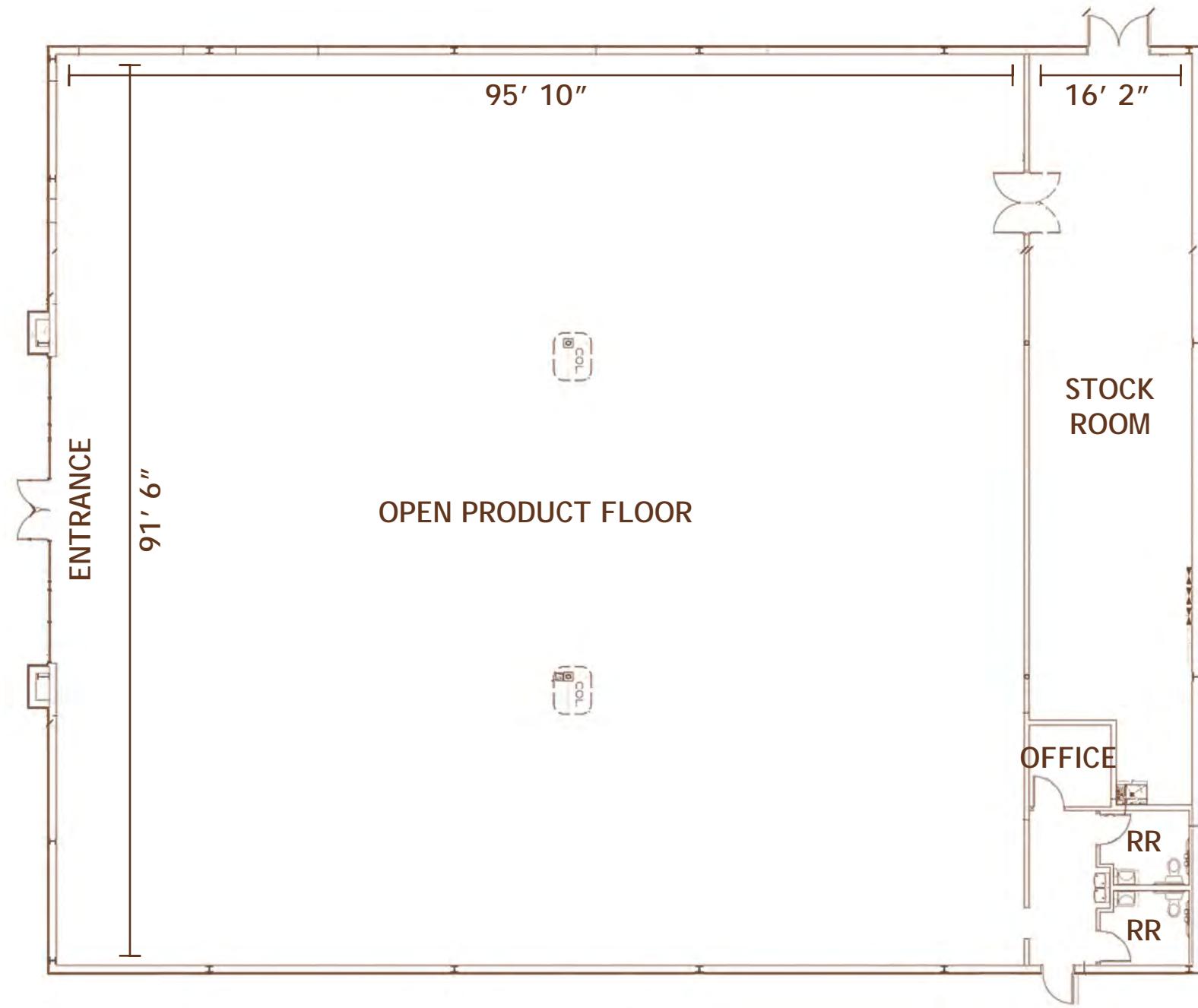
movement of a wb-67 trailer.



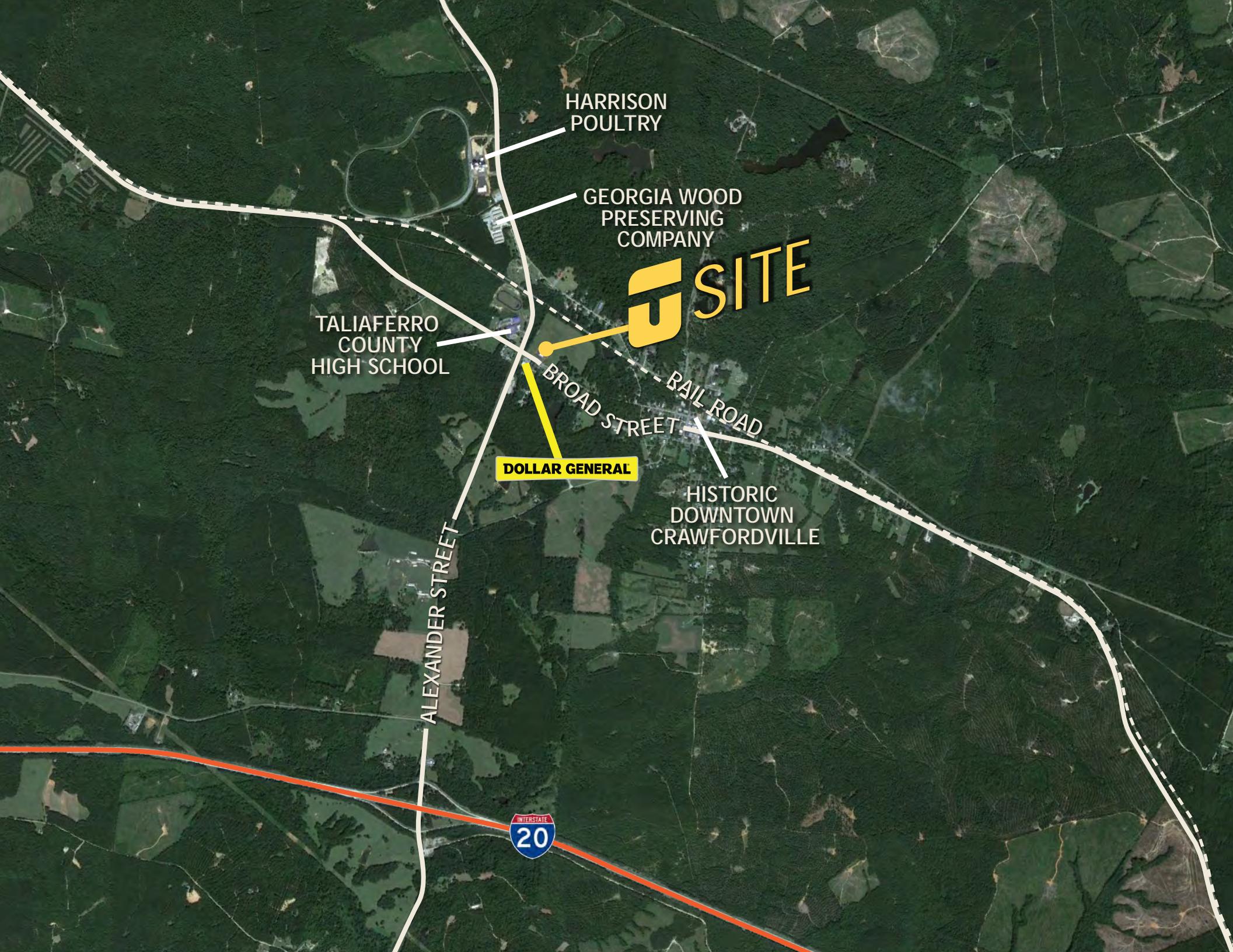
	1 MI	5 MI	10 MI
AVERAGE AGE	47	48	47
TOTAL POPULATION	393	1,009	2,804
TOTAL HOUSEHOLDS	173	448	1,213
AVG. INCOME/HH	\$60,219	\$59,430	\$61,497
AVG. VALUE/HH	\$108,174	\$108,508	\$108,508



▲ PARKING ▲







HARRISON
POULTRY

GEORGIA WOOD
PRESERVING
COMPANY

TALIAFERRO
COUNTY
HIGH SCHOOL

SITE

DOLLAR GENERAL

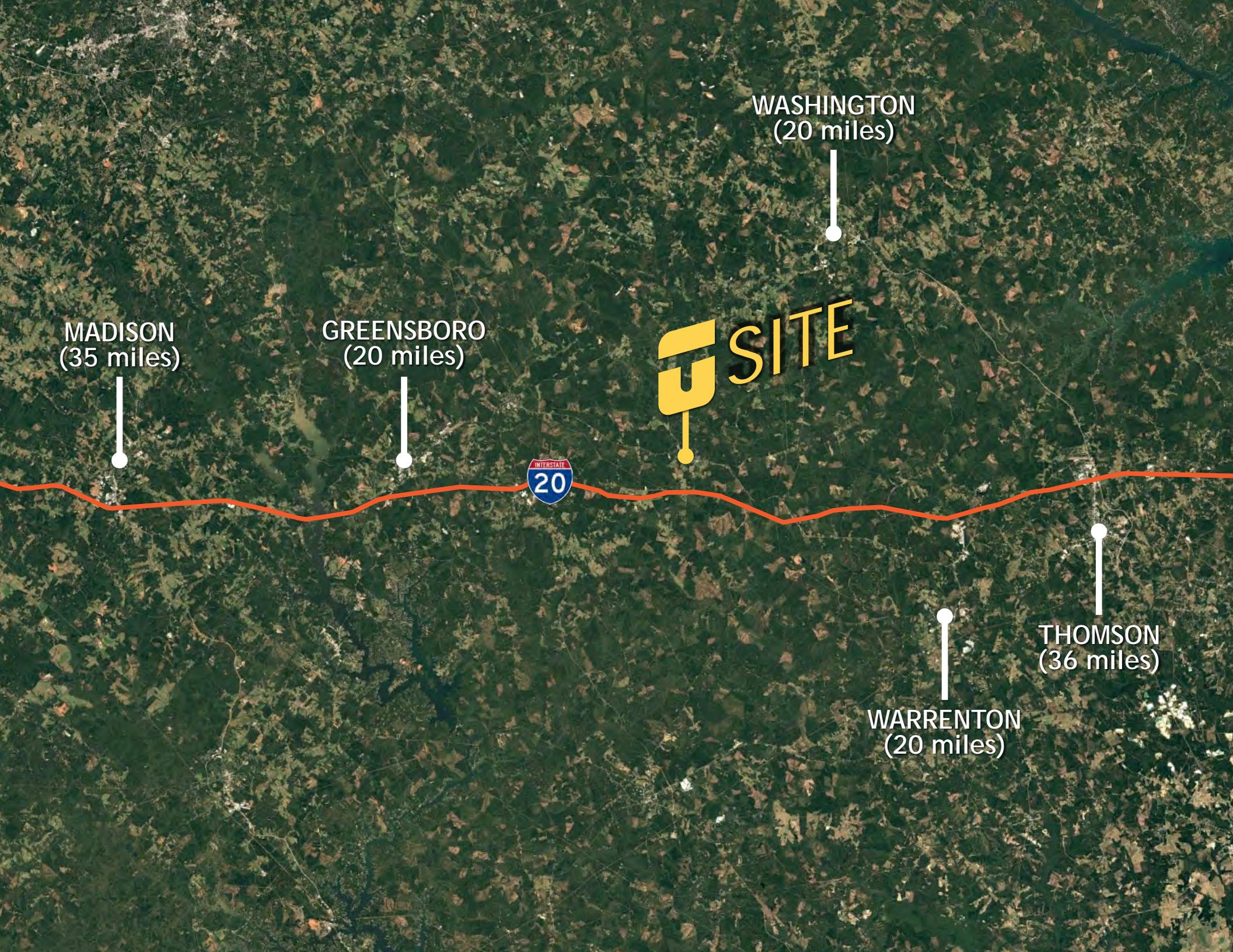
ALEXANDER STREET

INTERSTATE
20

BROAD STREET

RAIL ROAD

HISTORIC
DOWNTOWN
CRAWFORDVILLE



MADISON
(35 miles)

GREENSBORO
(20 miles)

WASHINGTON
(20 miles)

THOMSON
(36 miles)

WARRENTON
(20 miles)