

SCAN THE
QR TO VIEW
THIS LISTING
ONLINE



10,532 SF FOR SALE

475 Broad Street | Crawfordville, GA 30631

HOLTON BRINSON
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706 • 736 • 1031

ZONE | Commercial

2 AC

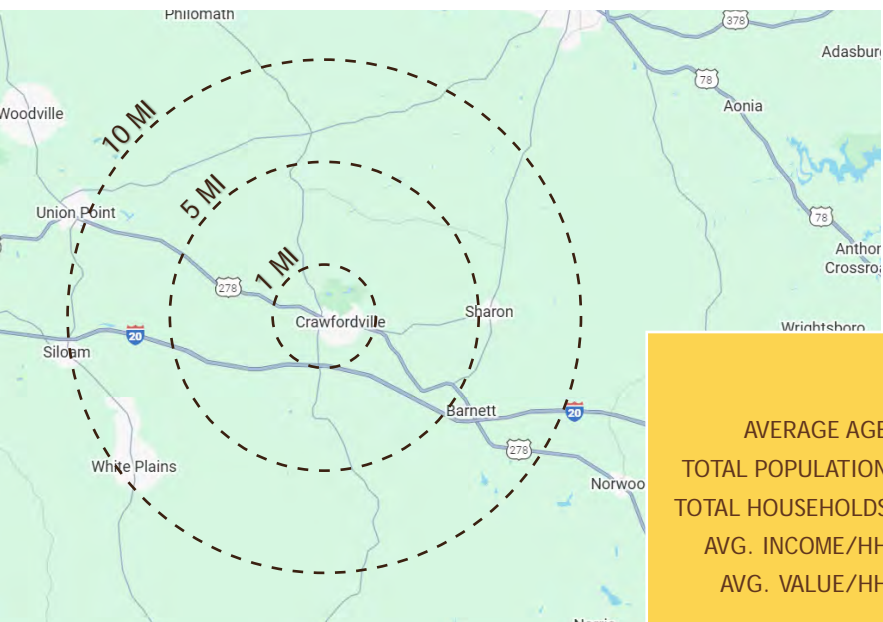
Price Improvement
\$499,000



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.

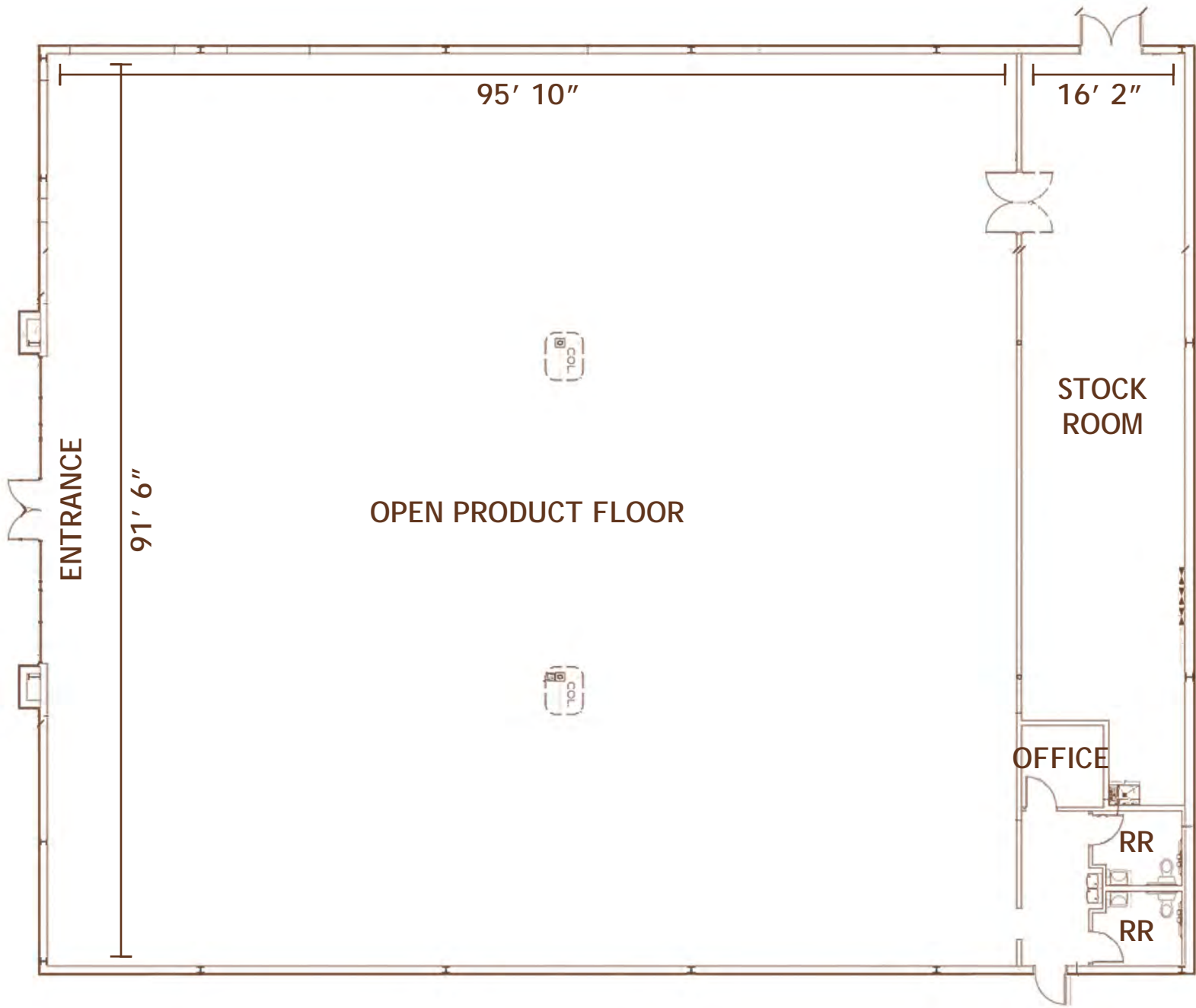
Freestanding former Family Dollar building is now available for purchase. This pre-engineered metal building (10,532 sf) can fit a number of users from retail to warehouse. Property includes a separate loading/warehouse area and two restrooms. The building is situated on two acres with 44 parking stalls. The parking lot design allows for full movement of a wb-67 trailer.



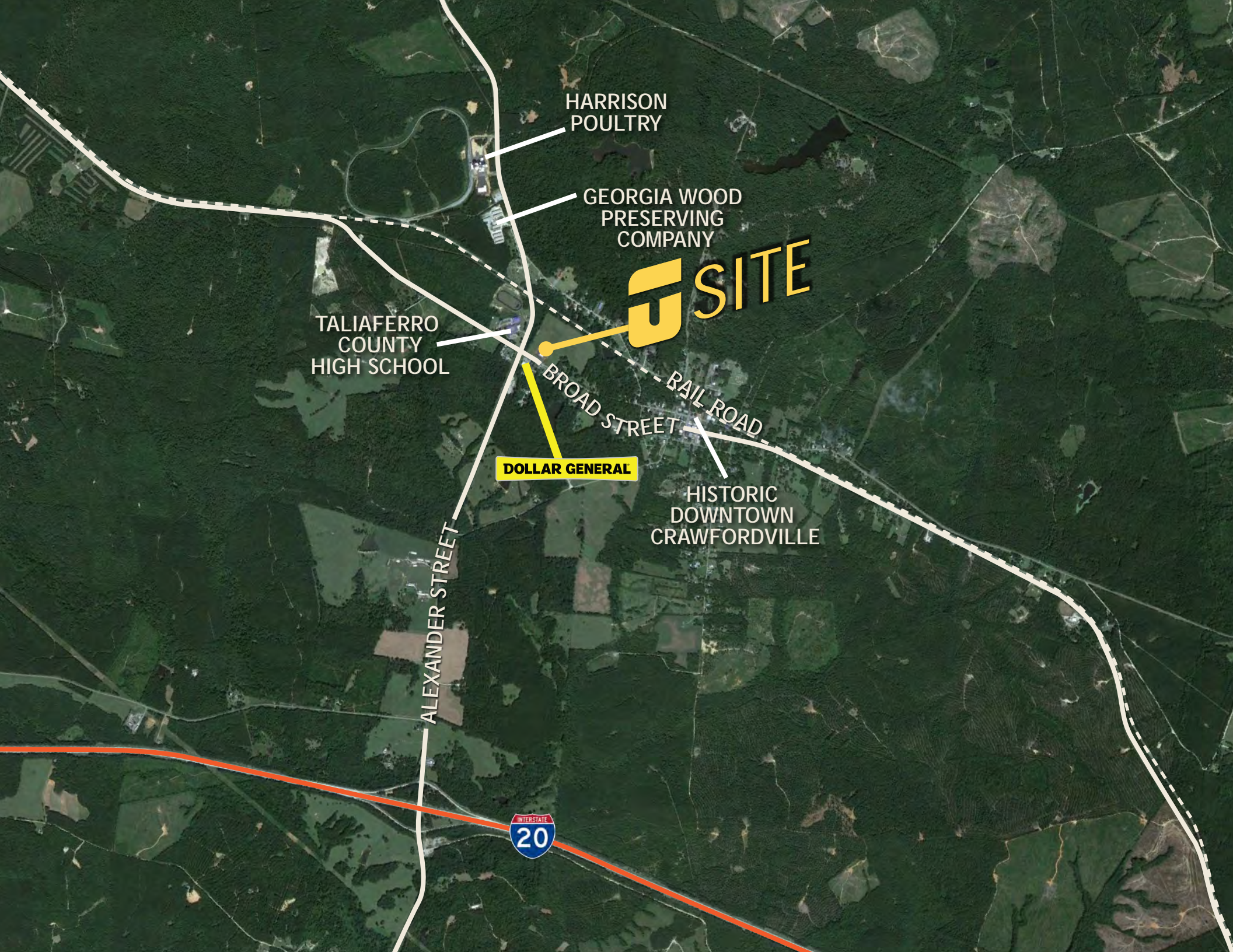
	1 MI	5 MI	10 MI
AVERAGE AGE	47	48	47
TOTAL POPULATION	393	1,009	2,804
TOTAL HOUSEHOLDS	173	448	1,213
AVG. INCOME/HH	\$60,219	\$59,430	\$61,497
AVG. VALUE/HH	\$108,174	\$108,508	\$108,508



▲ PARKING ▲







HARRISON
POULTRY

GEORGIA WOOD
PRESERVING
COMPANY

U SITE

TALIAFERRO
COUNTY
HIGH SCHOOL

DOLLAR GENERAL

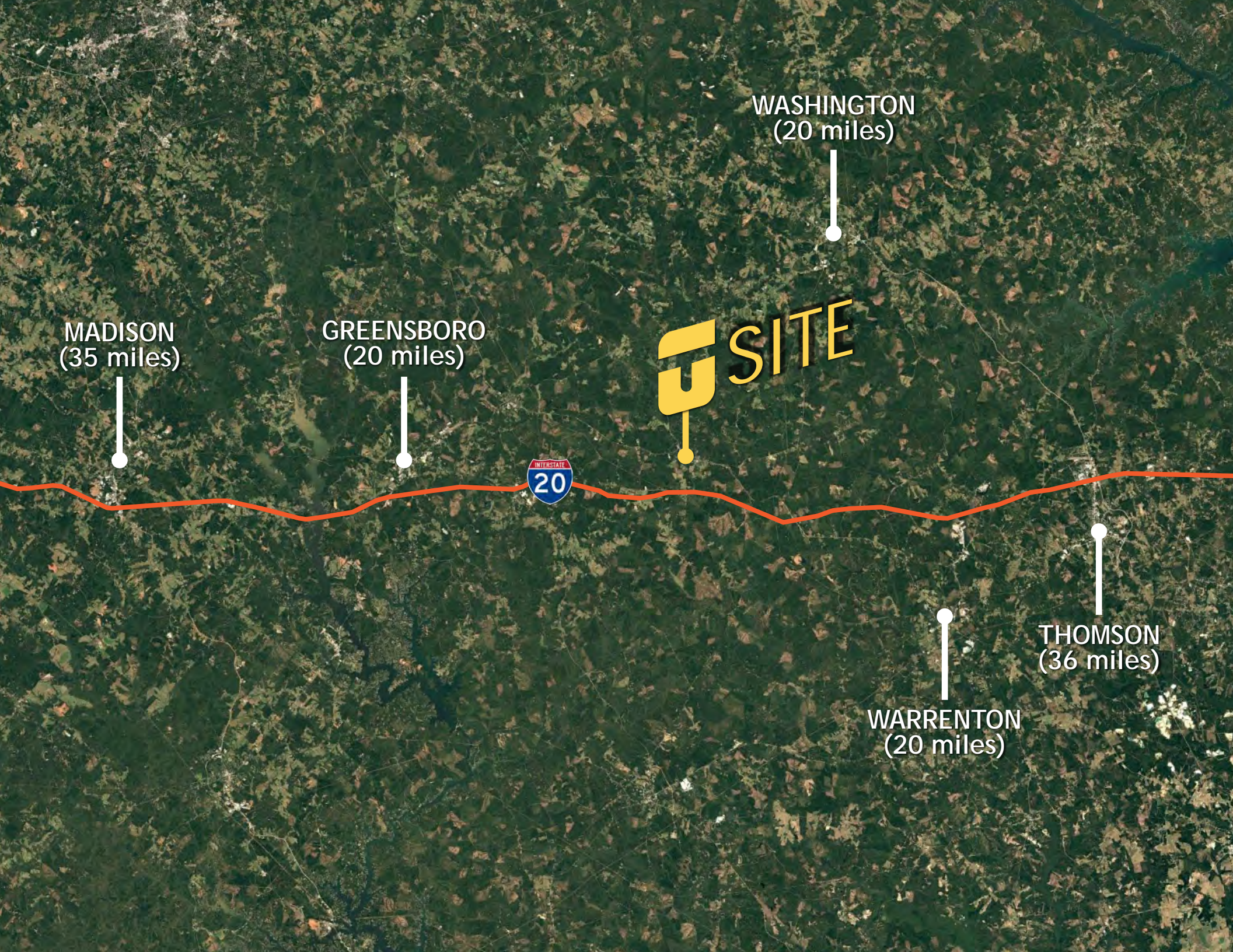
BROAD STREET

RAIL ROAD

HISTORIC
DOWNTOWN
CRAWFORDVILLE

ALEXANDER STREET

INTERSTATE
20



MADISON
(35 miles)

GREENSBORO
(20 miles)

WASHINGTON
(20 miles)

 SITE



THOMSON
(36 miles)

WARRENTON
(20 miles)