



## EXECUTIVE SUMMARY

**1.34 +/- ACRES DOWNTOWN CAIRO**

524 NE 1ST AVE, CAIRO, GA 39828

**OFFERING SUMMARY****Sale Price:** \$299,000.00**Lot Size:** 1.34 +/- Acres**Zoning:** C-3 (Commercial)**APN:** C027 0020**Traffic Counts:** 1st Ave NE: 7,330 AADT  
5th St NE: 12,400 AADT**PROPERTY OVERVIEW**

This 1.34+/- acre commercial parcel is located at stop light intersection of two major corridors in Cairo, GA. This busy corner would be ideal for a gas station, restaurant, small business, or a host of other uses.

The Tractor Supply Shopping Center is just down the street on 1st Ave and so are numerous restaurants and businesses on HWY 84 which is in close proximity as well.

**LOCATION OVERVIEW**

Located in Cairo, GA on the corner of 1st Ave. NE & 5th St. NE. Approximately three blocks from 38th Blvd. NE, a main thoroughfare thru Cairo.

**REDUCED PRICE!**

**Trey DeSantis**  
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**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
850.385.6363





PARCEL MAP

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RETAILER

# OFFICE & INDUSTRIAL BUILDING

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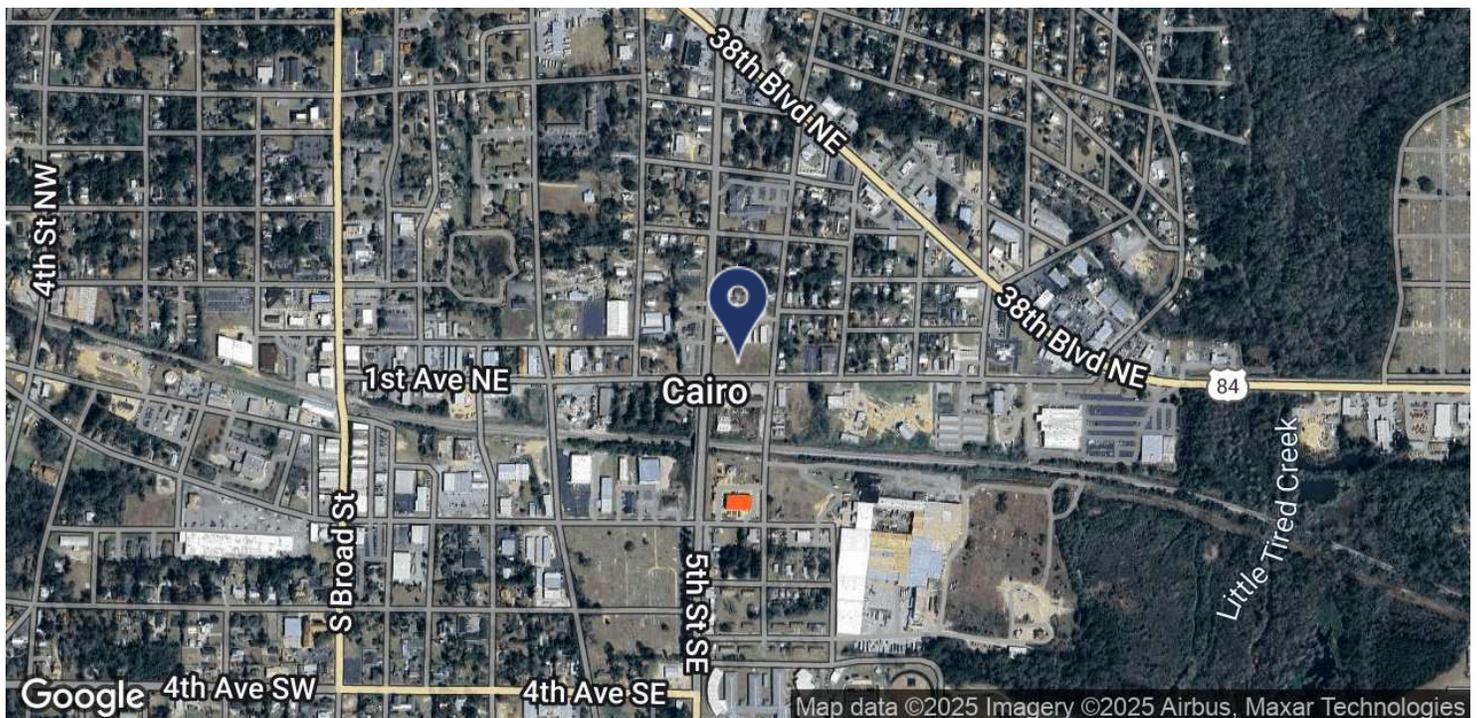
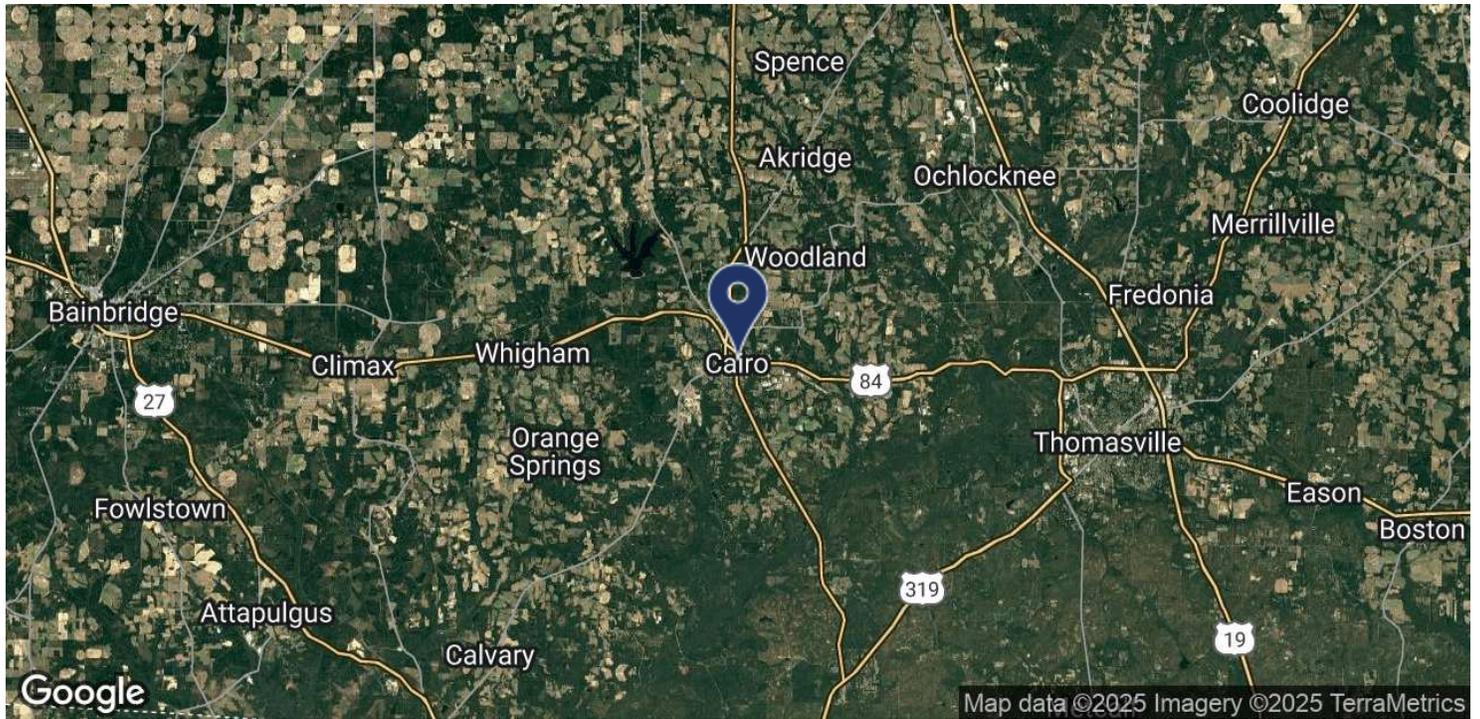




LOCATION MAP

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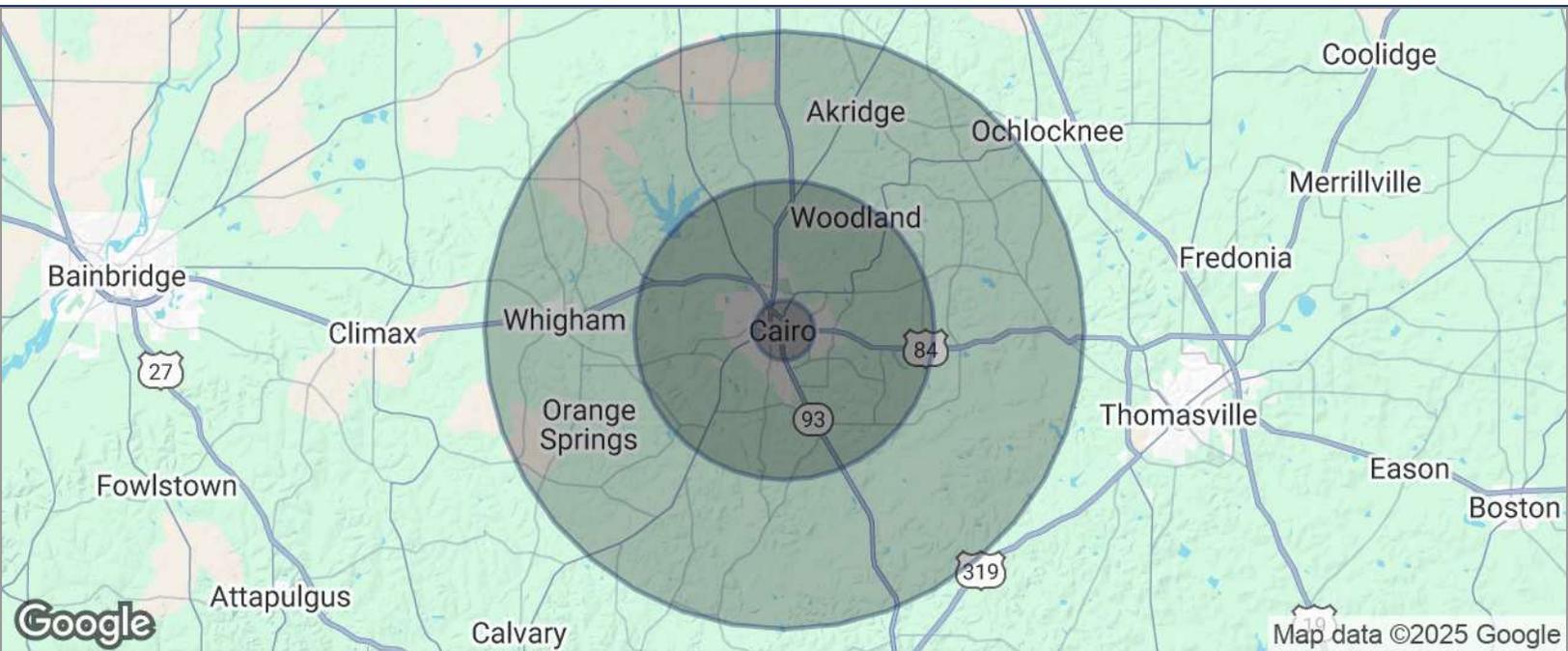




## DEMOGRAPHICS MAP

## 1.34 +/- ACRES DOWNTOWN CAIRO

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**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	3,726	13,629	22,774
MEDIAN AGE	32.7	38.5	39.5
MEDIAN AGE (MALE)	29.3	34.6	37.2
MEDIAN AGE (FEMALE)	37.9	42.3	41.8

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	1,645	5,830	9,861
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$30,513	\$49,146	\$53,868
AVERAGE HOUSE VALUE	\$75,376	\$112,401	\$127,342

\* Demographic data derived from 2020 ACS - US Census

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