



1075 Cornwall Dr, Madison, GA 30650

**\$385,000**

1075 Cornwall Dr

Office | 3,000 SqFt

**JB**

Jackson Bone  
GA  
706.342.3355

Listing Added: Today

Listing Updated: Today



**Details**

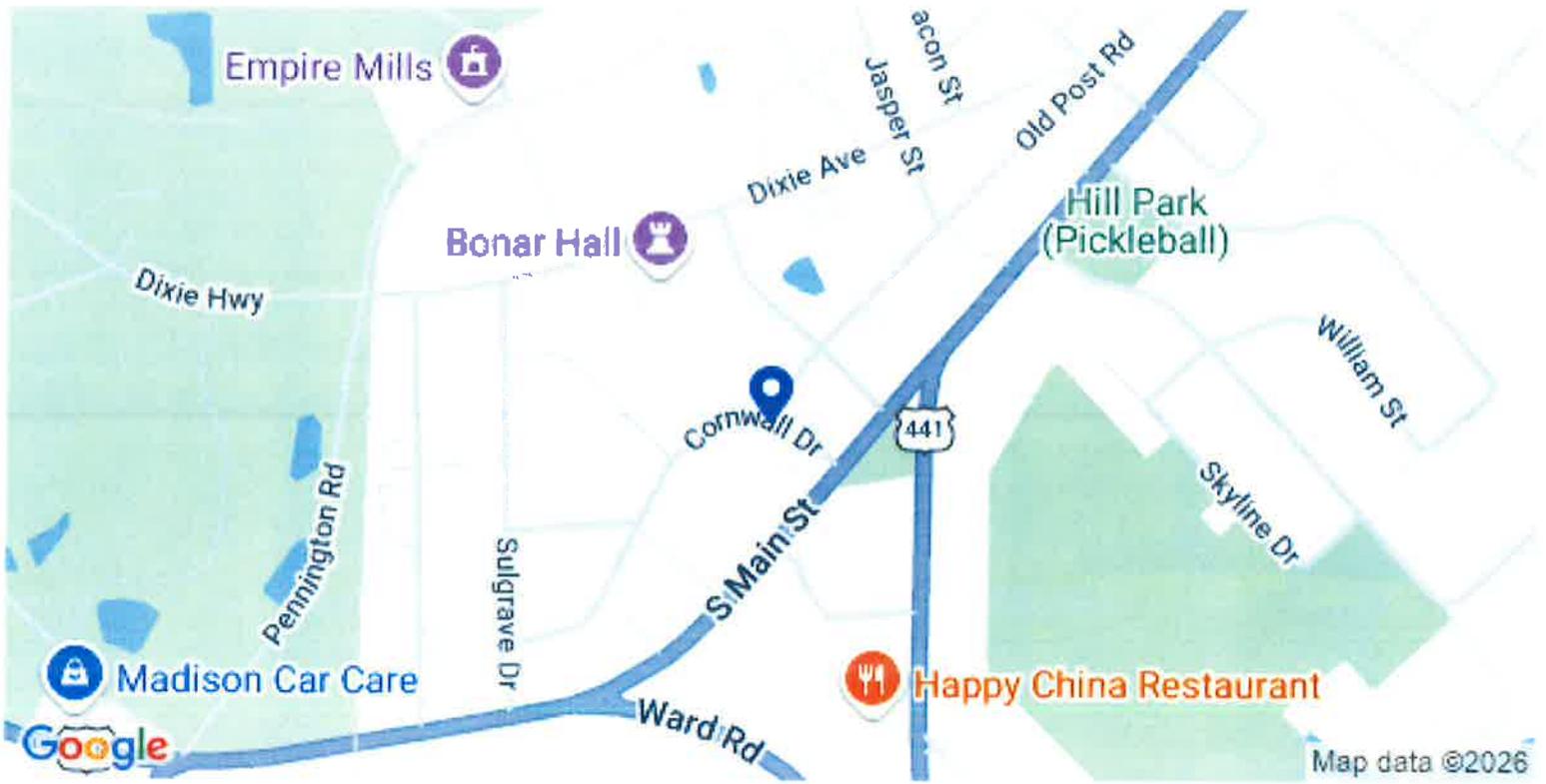
Asking Price	<b>\$385,000</b>	Property Type	<b>Office</b>
Sub Type	<b>Executive Office, Medical Office, Traditional Office</b>	Square Footage	<b>3,000</b>
Price per SqFt	<b>\$128.33</b>	Year Built	<b>1994</b>
Stories	<b>1</b>	Zoning	<b>Commercial</b>
Lot Size (acres)	<b>0.12</b>	APN	<b>M22 001 B</b>
Sale Condition	<b>For sale by owner</b>		

**Investment Highlights**

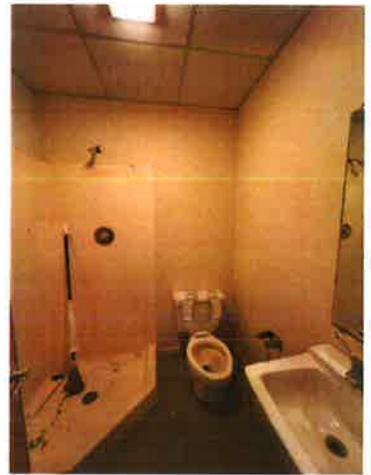
1. Approximately 3,000 square feet
2. Former medical office layout
3. Solid brick exterior (built in 1994)
4. Sheetrock interior walls
5. Located within Madison city limits
6. Usable attic space for storage or expansion
7. Flexible layout for medical, office, or professional use
8. Value-add opportunity – needs updates to be fully usable
9. Strong potential for customization or redevelopment
10. Ideal for investors or owner-users



Location (1 Location)

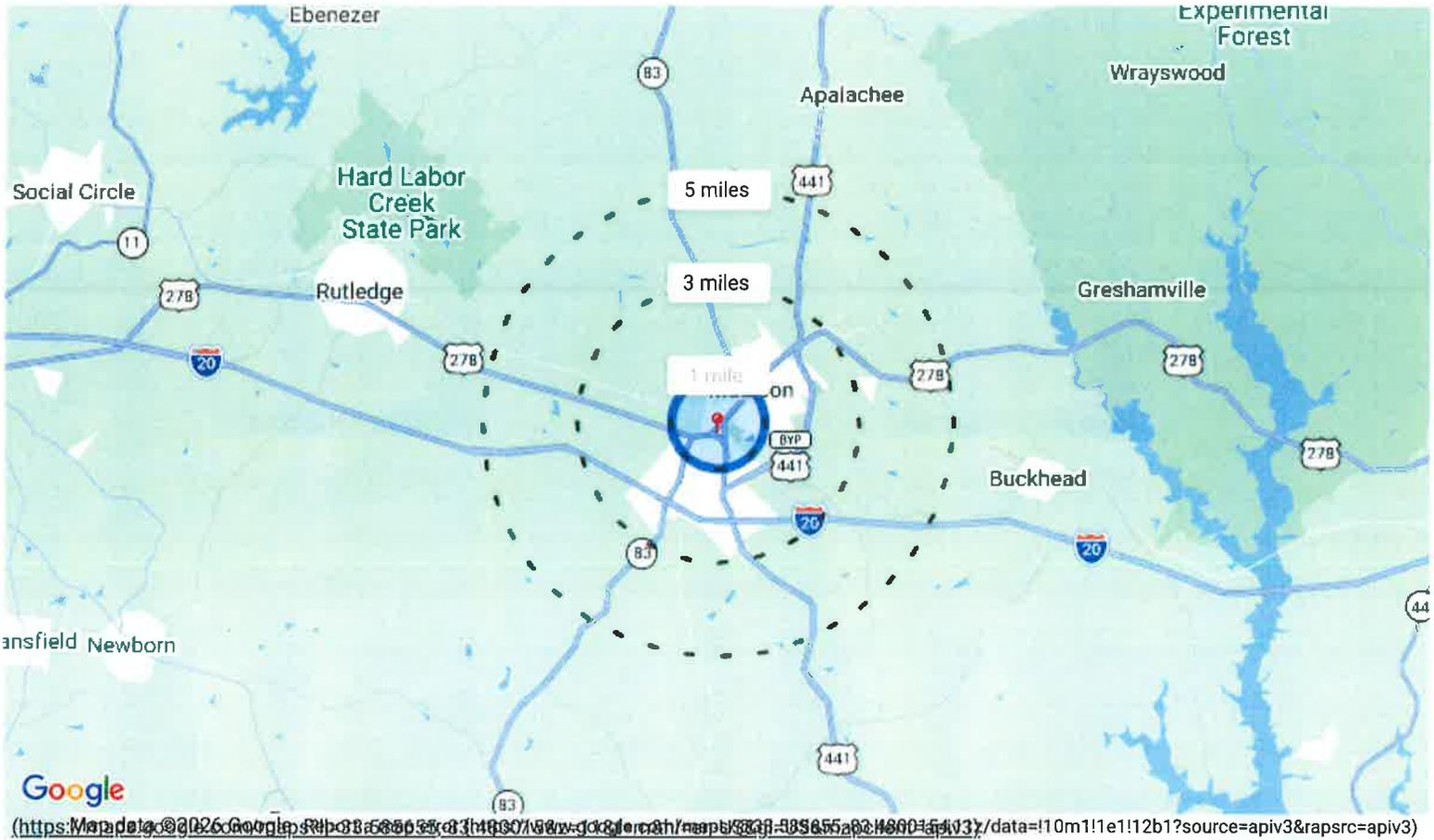


Property Photos (21 photos)





# Demographic Insights



1 mile

3 miles

5 miles

## Population

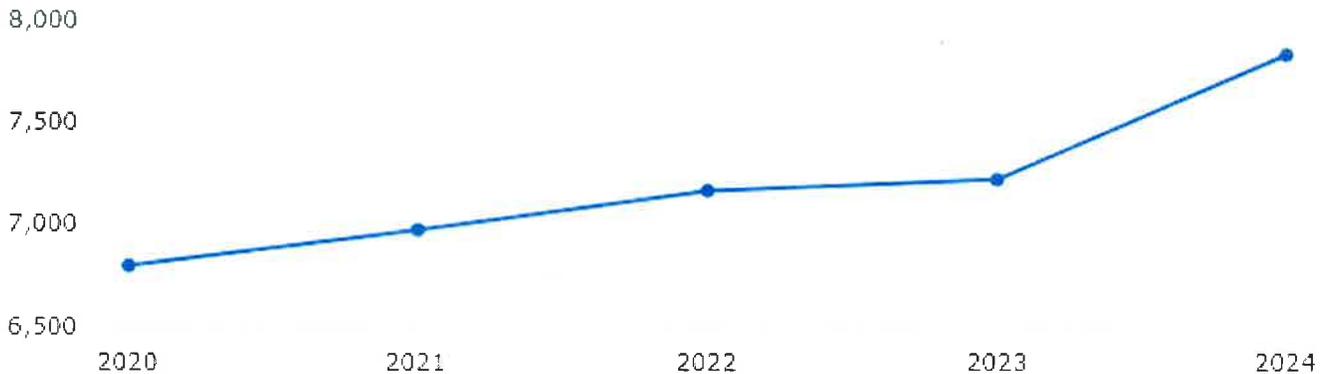
# 7,844

↑ 8%

Compared to 7,232 in 2023

↑ 15%

Compared to 6,809 in 2020



## Household Income

**\$67.9k**

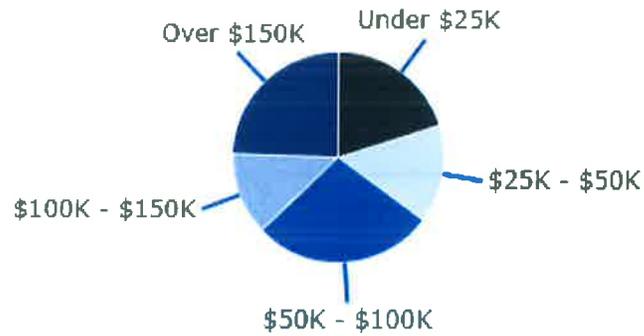
Median Income

**\$80.3k**

2029 Estimate

↑ **18%**

Growth Rate



## Age Demographics

**39**

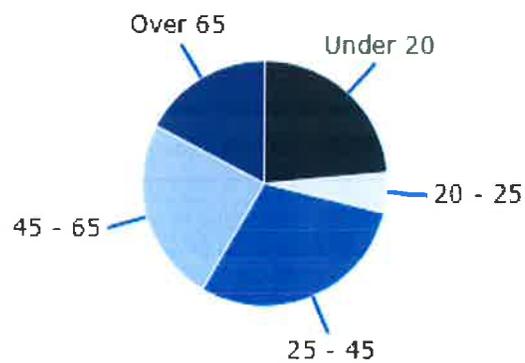
Median Age

**41**

2029 Estimate

↑ **5%**

Growth Rate



## Number of Employees

6,464

### Top Employment Categories

Management, business, science, and arts o...

Educational services, and health care and s...

Retail trade

Professional, scientific, and management, ...

Other services, except public administration

Finance and insurance, and real estate, an...

Construction

Arts, entertainment, and recreation, and ac...

Transportation and warehousing, and utiliti...

Manufacturing

Public administration

Wholesale trade

Information

Agriculture

## Housing Occupancy Ratio

9:1

8:1 predicted by 2029

Occupied

Vacant



# Renter to Homeowner Ratio

**1:2**

1:2 predicted by 2029

