



Parcels B And C: Wilson Cusseta Properties (Warehouse)

128 Ga Hwy 520
Cusseta, Georgia 31805

Property Highlights

- Rural area with warehouse building on site.

Property Overview

This 6,912 SF warehouse building is located on 2.3 acres of property located in Cusseta, Georgia. The single story warehouse has a ceiling height of 16 ft, (2) 12'x14' roll-up doors, and was built in 1993. The property consists of parcels: B and C. Parcel B is 0.86 acres and Parcel C is 1.44 acres. The property may be purchased in total for \$380,000.00. Billboard not included.

Offering Summary

Sale Price:	\$380,000
Lease Rate:	\$2,500.00 per month (MG)
Building Size:	6,912 SF
Lot Size:	2.3 Acres

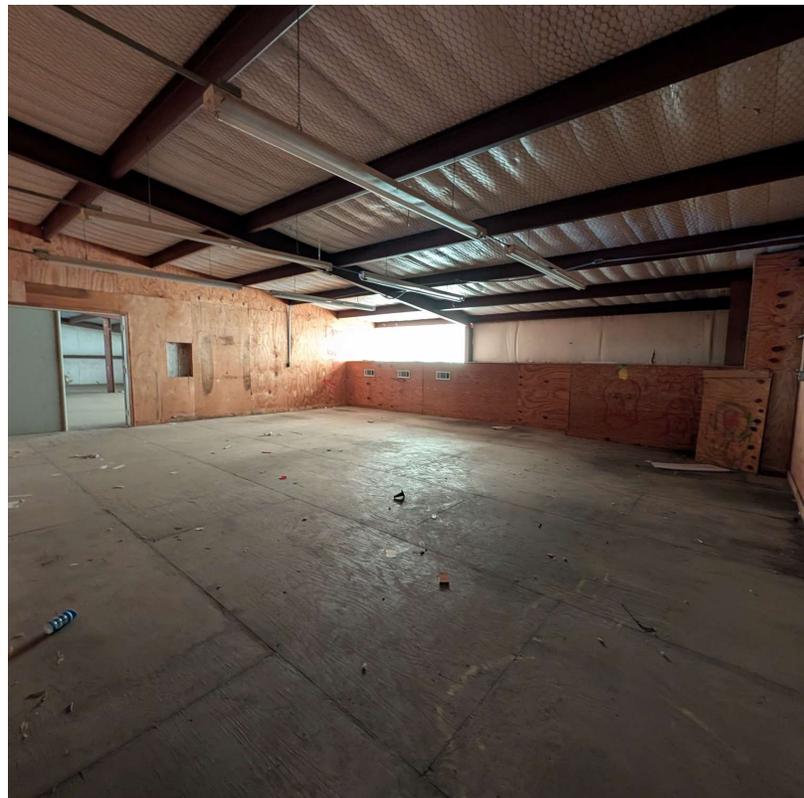
For More Information

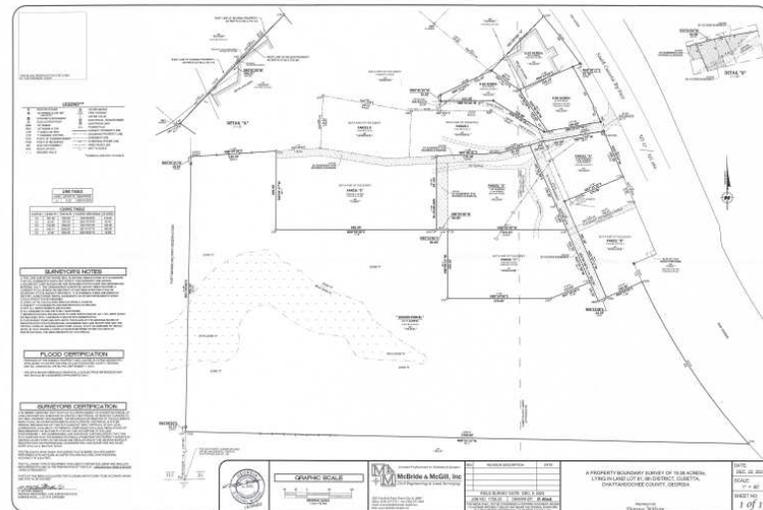
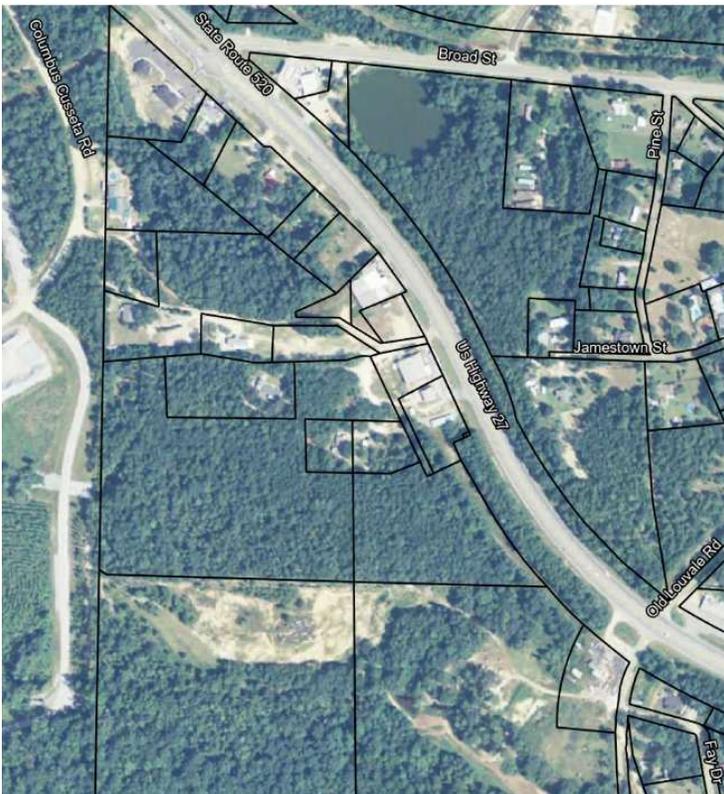
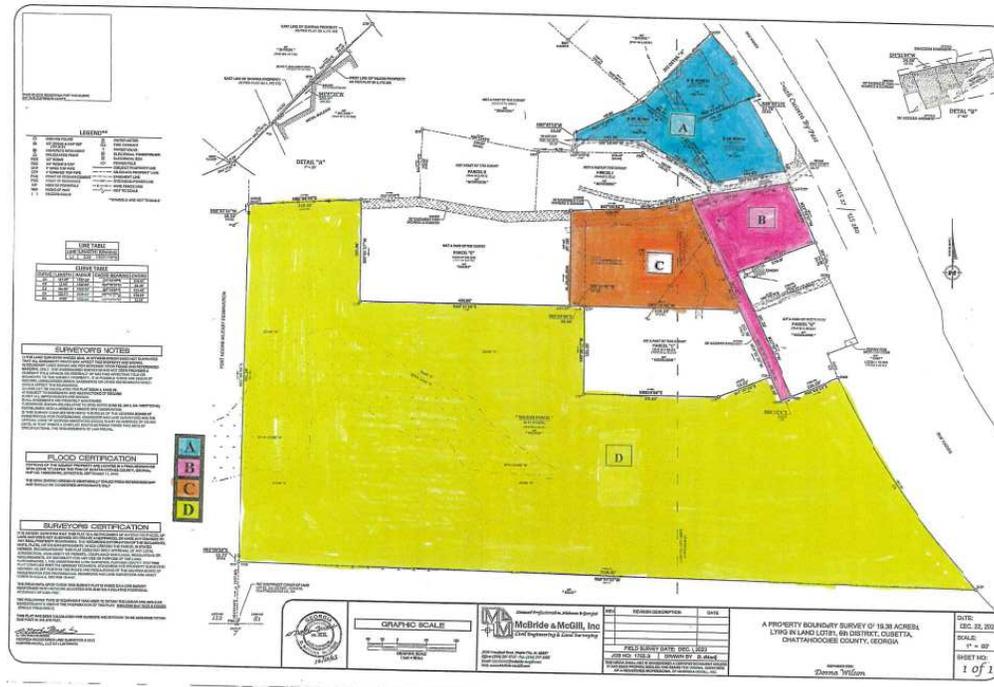
Dave Jackson

O: 706 660 5418 x1006
djackson@g2cre.com | GA #344658

Rem Brady

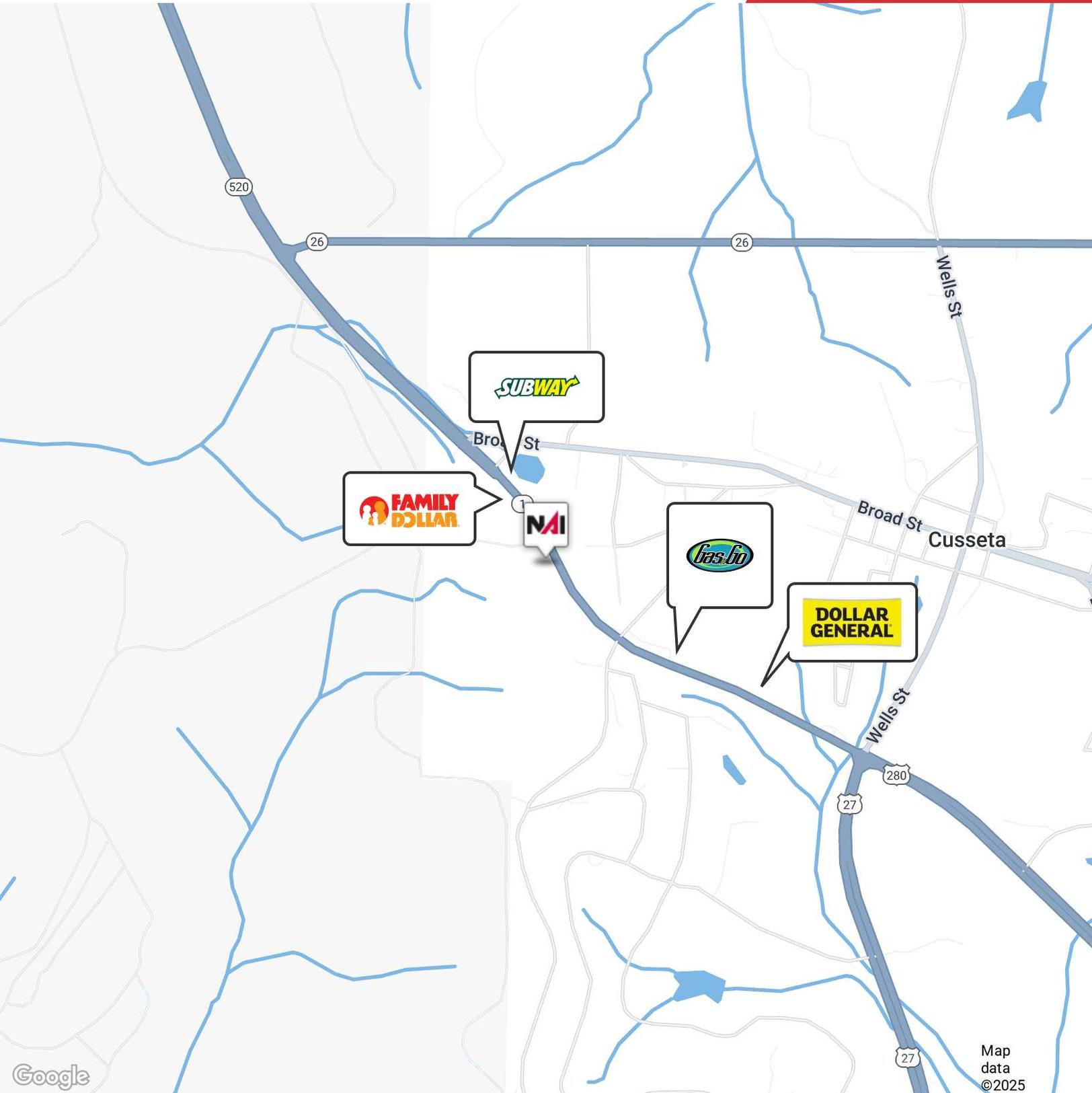
O: 706 660 5418 x1007
rbrady@g2cre.com | GA #353461





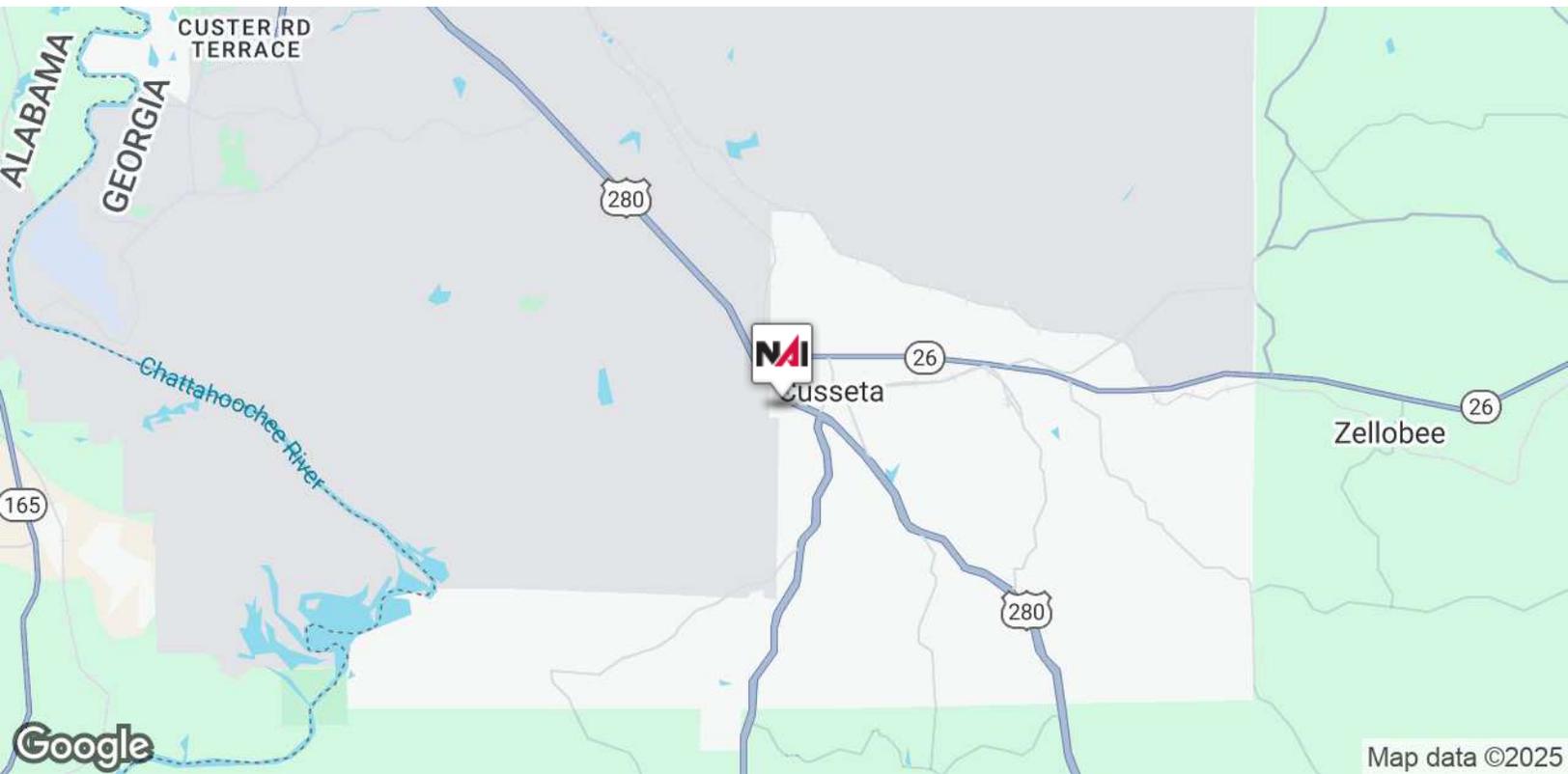
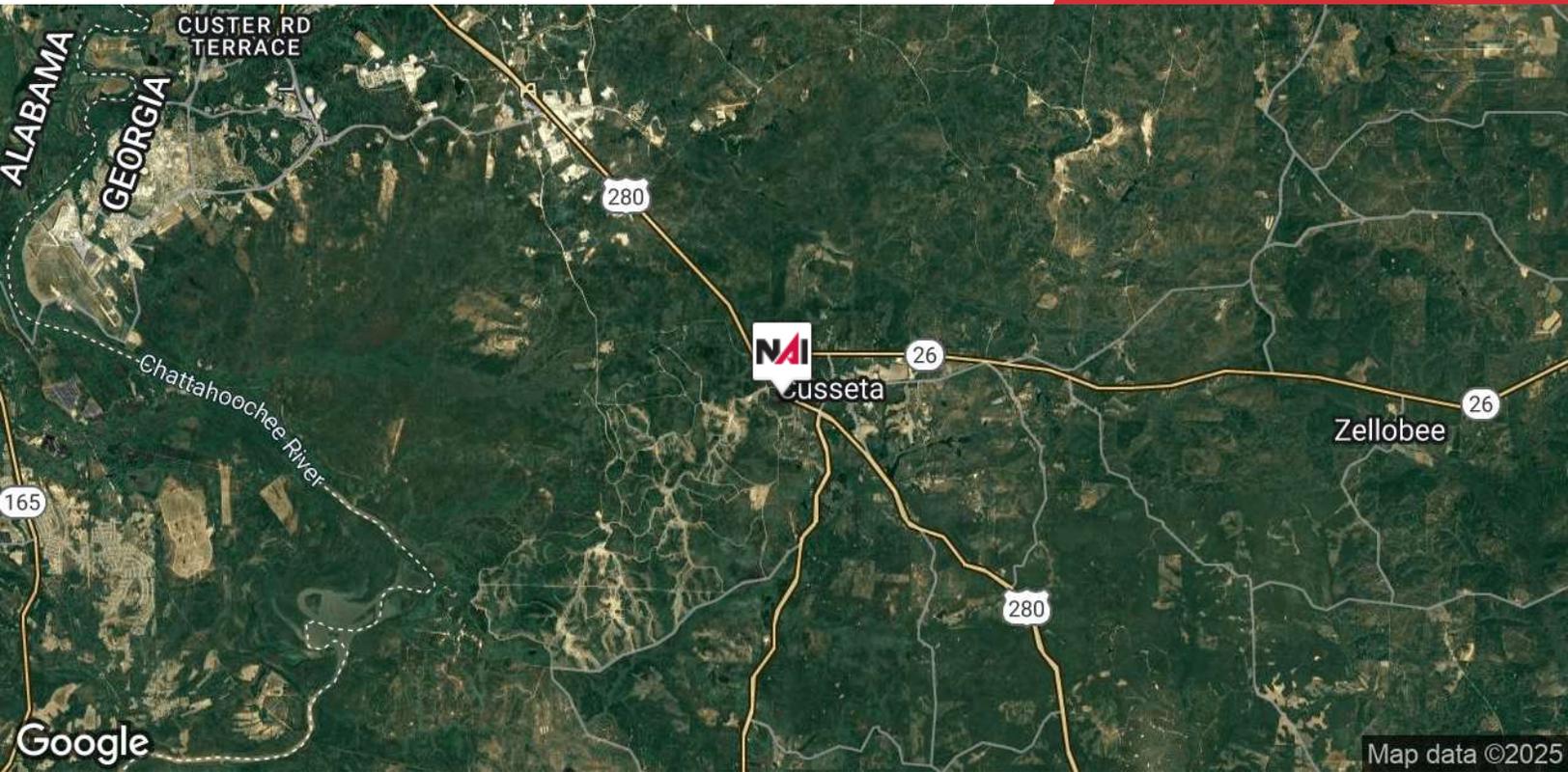
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Post Office Box 4529
 Columbus, GA 31904
 706 660 5418 tel
G2cre.com



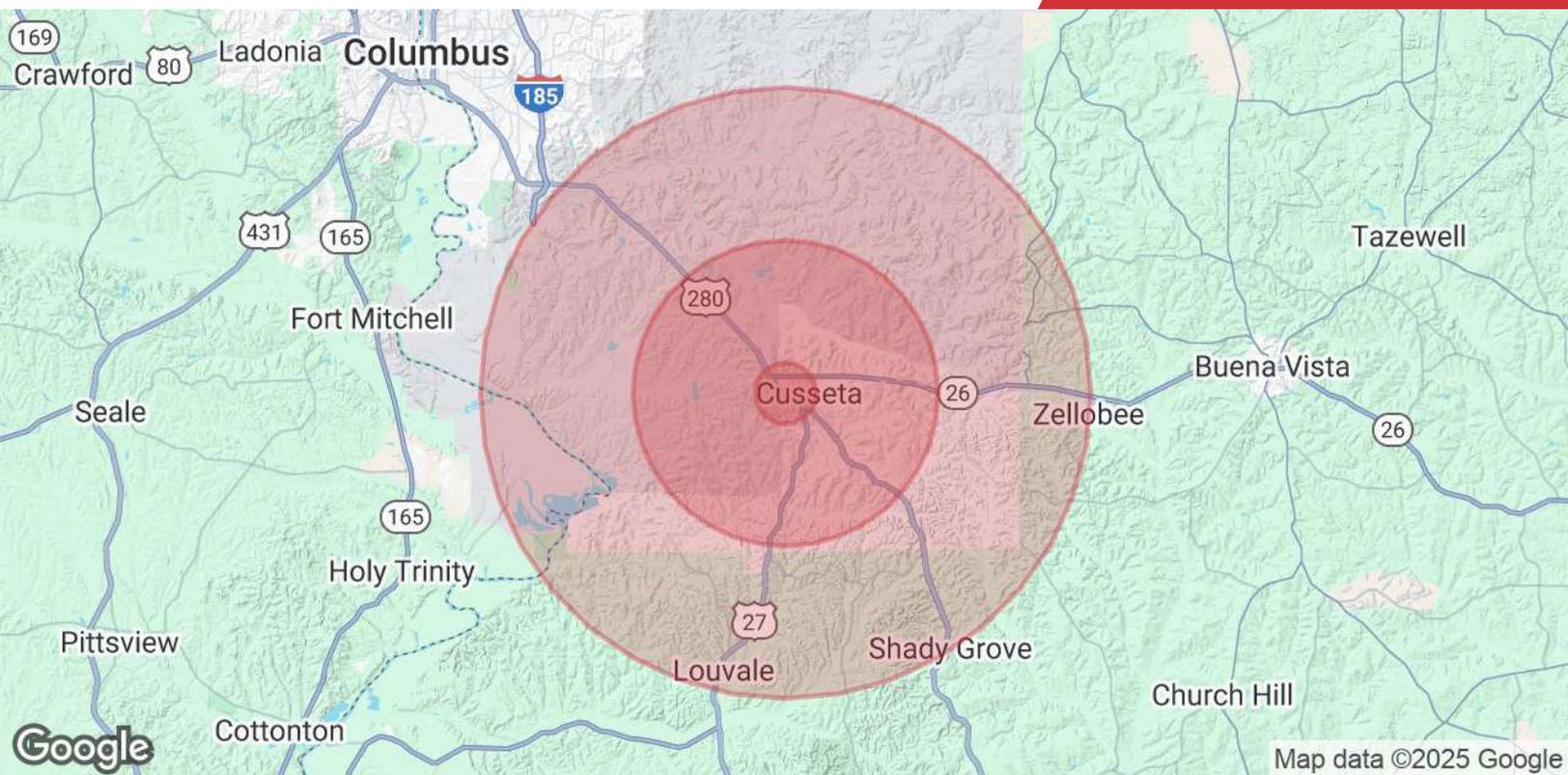
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com



Population	1 Mile	5 Miles	10 Miles
Total Population	107	2,119	9,881
Average Age	38.3	35.5	29.7
Average Age (Male)	38.3	34.6	28.6
Average Age (Female)	37.5	34.3	29.7
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	53	931	3,673
# of Persons per HH	2.0	2.3	2.7
Average HH Income	\$37,089	\$38,340	\$43,183
Average House Value	\$73,493	\$64,210	\$59,628

2020 American Community Survey (ACS)