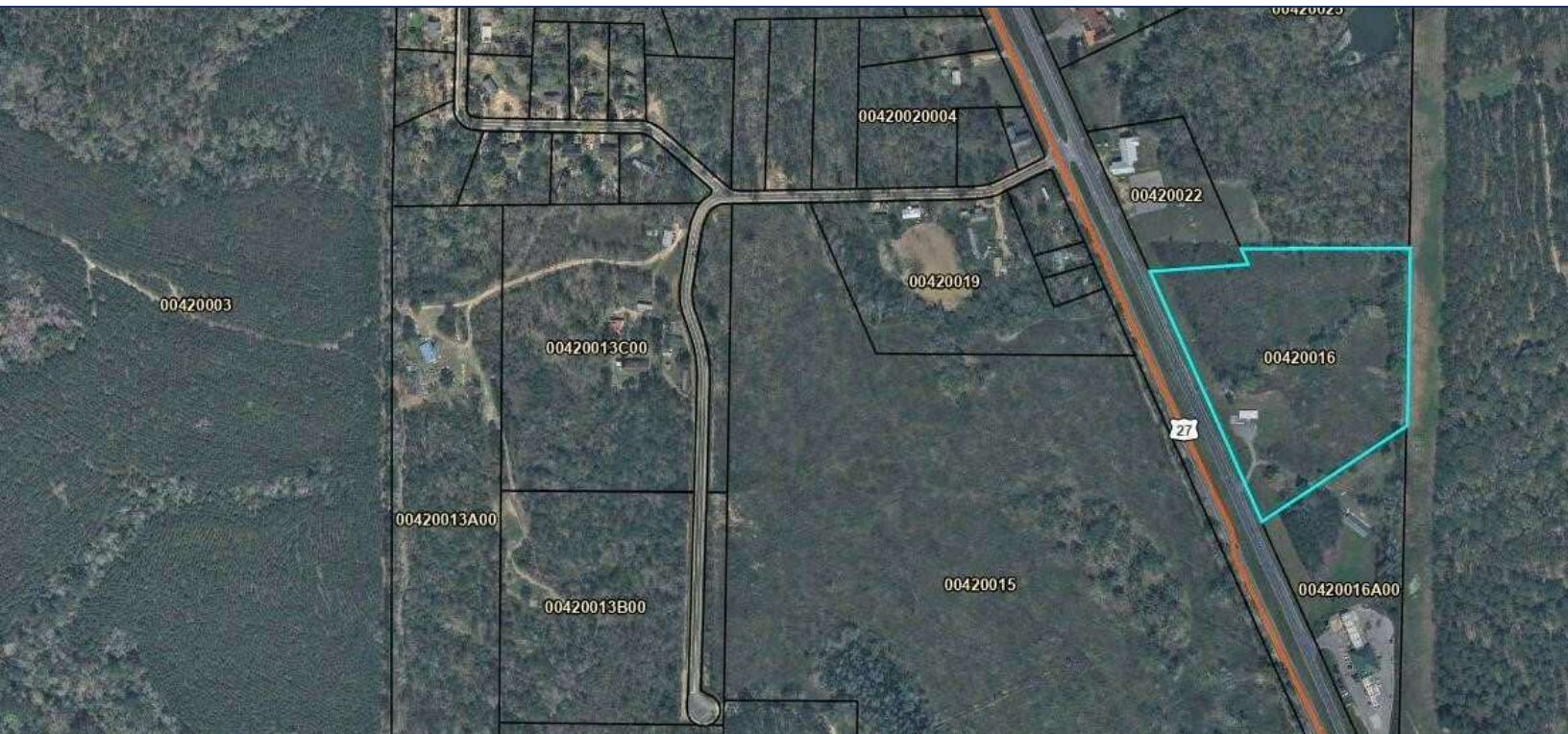




EXECUTIVE SUMMARY
7738 US HWY 27 N
 CAIRO, GA 39828



OFFERING SUMMARY

Sale Price:	\$195,000.00
Lot Size:	8.98 Acres
Zoning:	C-4
APN:	00420016

PROPERTY OVERVIEW

Great commercial property located on HWY 27 N just above Bishop's. Perfect for shop, warehouse, or boat/RV storage. The pawn shop is on a month-to-month lease. Utilities in place.

LOCATION OVERVIEW

Located on HWY 27 N. adjacent to Bishop's store in Decatur County

Trey DeSantis
 850.766.6868
 trey@tlgproperty.com

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





RETAILER MAP
 7738 US HWY 27 N
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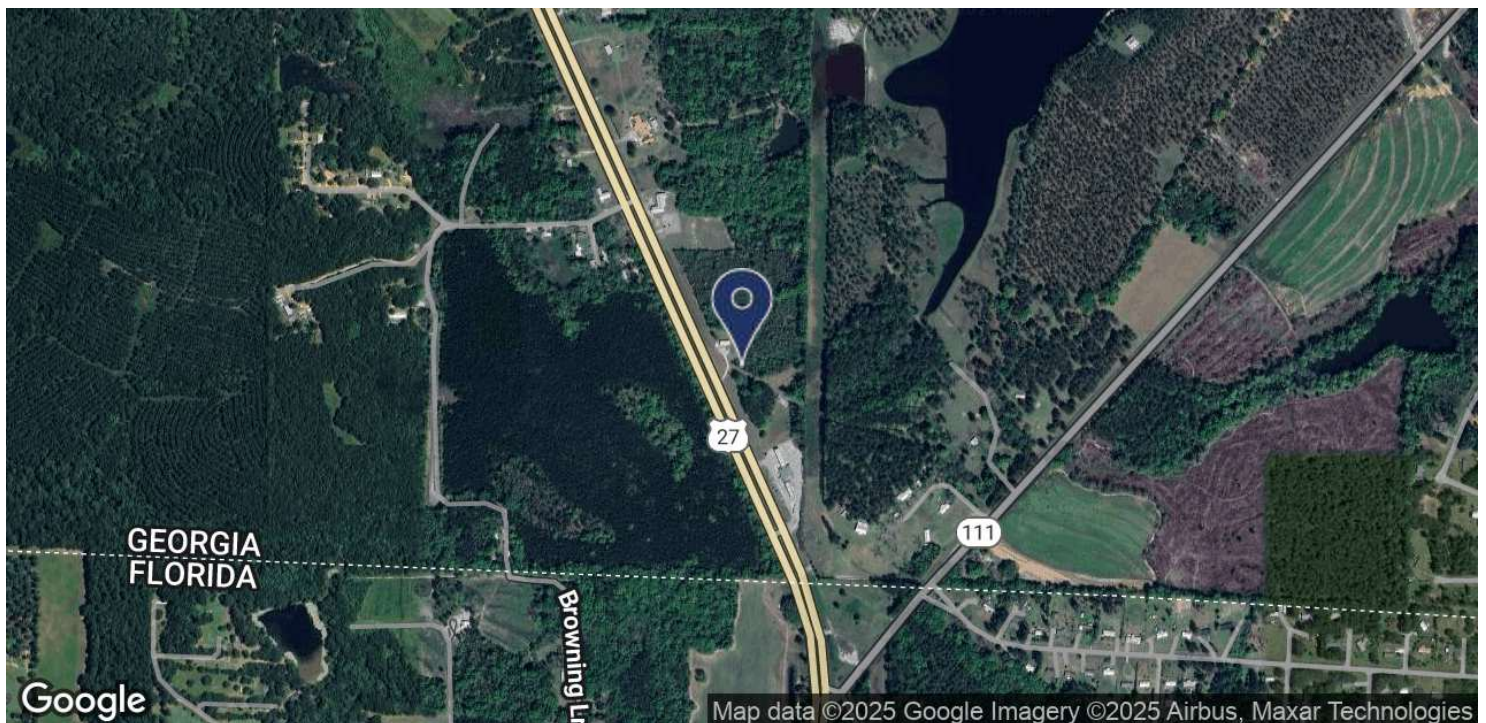
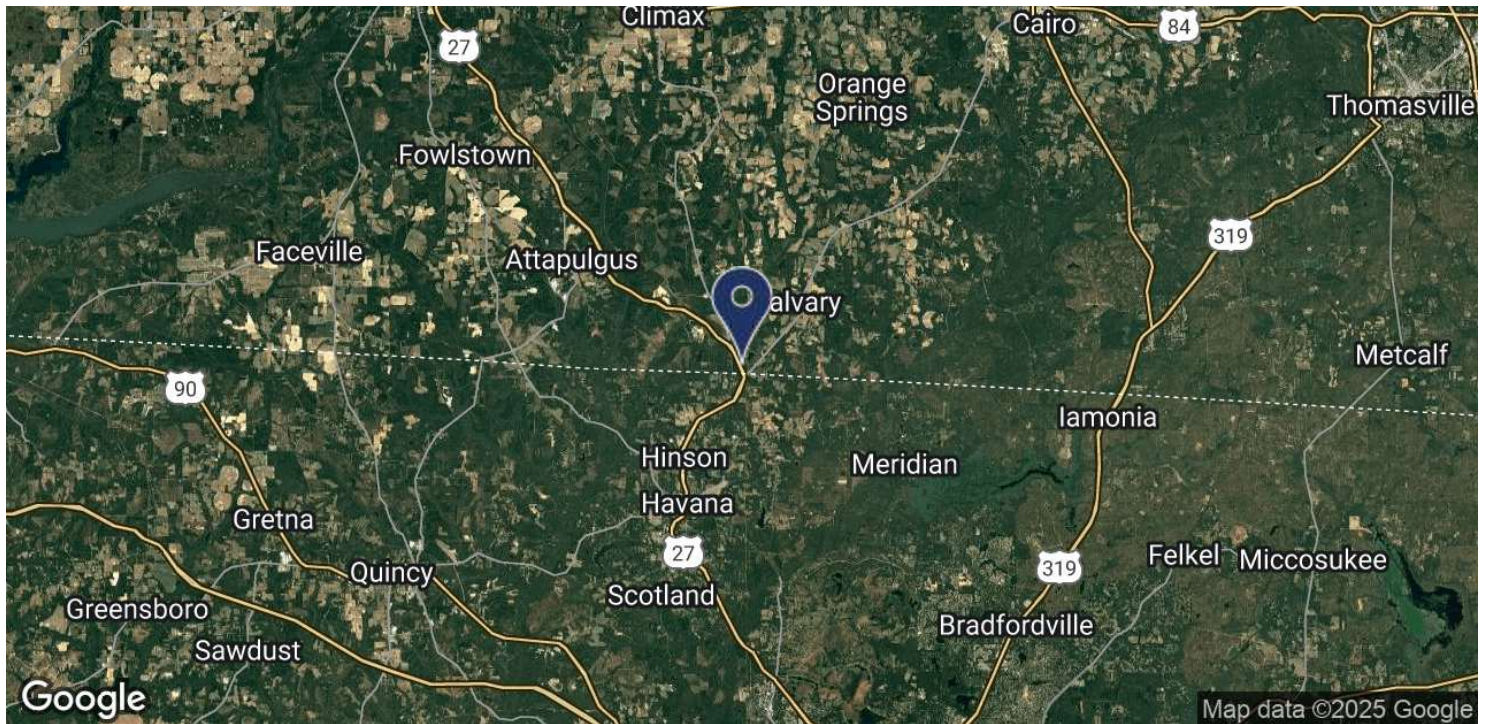




LOCATION MAP

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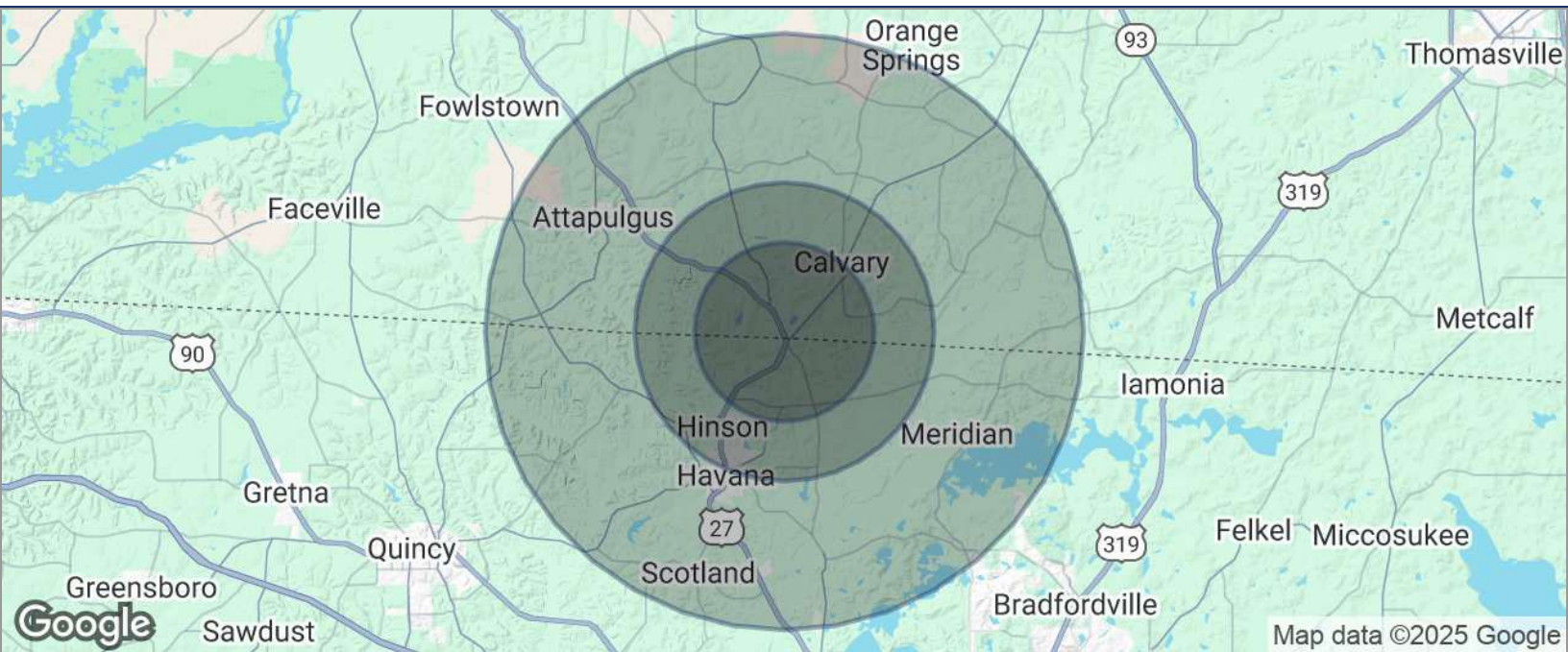
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DEMOGRAPHICS MAP
 7738 US HWY 27 N
 CAIRO, GA 39828



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	2,031	5,367	24,238
MEDIAN AGE	47	47	45
MEDIAN AGE (MALE)	46	46	44
MEDIAN AGE (FEMALE)	48	48	45
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	808	2,169	9,275
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$89,067	\$84,317	\$108,494
AVERAGE HOUSE VALUE	\$209,074	\$203,973	\$296,401

* Demographic data derived from 2020 ACS - US Census

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