



18425 Main Street

Woodbury, Georgia 30293

Property Highlights

- +/- 80,840 SF facility featuring a +/- 19,596 SF gymnasium
- Includes classrooms, private offices, auditorium, cafeteria with kitchen, and gym
- Ideal for educational, institutional, or community use
- Only one hour from Atlanta International Airport

Property Overview

Discover a unique opportunity in the heart of Woodbury, GA! This expansive +/- 100,436 SF facility on +/- 17 acres at 18425 Main Street offers incredible versatility for a wide range of uses - from educational and recreational purposes to institutional or redevelopment opportunities. The property features a +/- 19,596 SF gymnasium, multiple classrooms, private offices, a spacious auditorium, and a cafeteria with a full-service kitchen. Outdoor amenities include several sports fields and a playground, providing ample space for athletic programs or community events. With its impressive footprint and adaptable layout, this property is well-suited for schools, training centers, community organizations, or investors seeking a large-scale facility with endless potential. (Possible data center or crypto mining facility.)

Offering Summary

Sale Price:	\$2,500,000
Building Size:	+/- 100,436 SF
Lot Size:	17.08 Acres

Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	60	138	434
Total Population	146	333	1,043
Average HH Income	\$60,614	\$60,747	\$61,236

For More Information

Dave Jackson

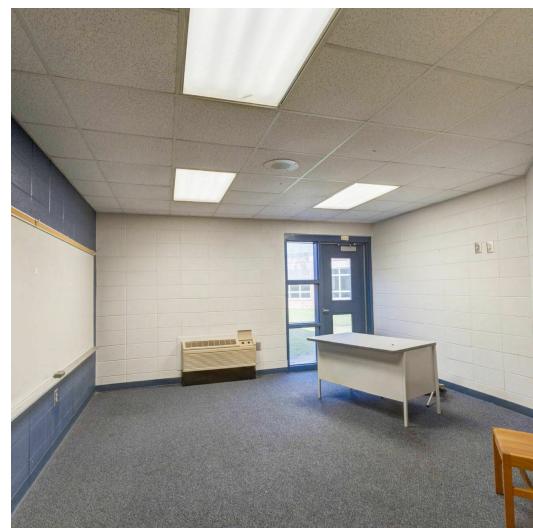
O: 706 660 5418 x1006

djackson@g2cre.com | GA #344658



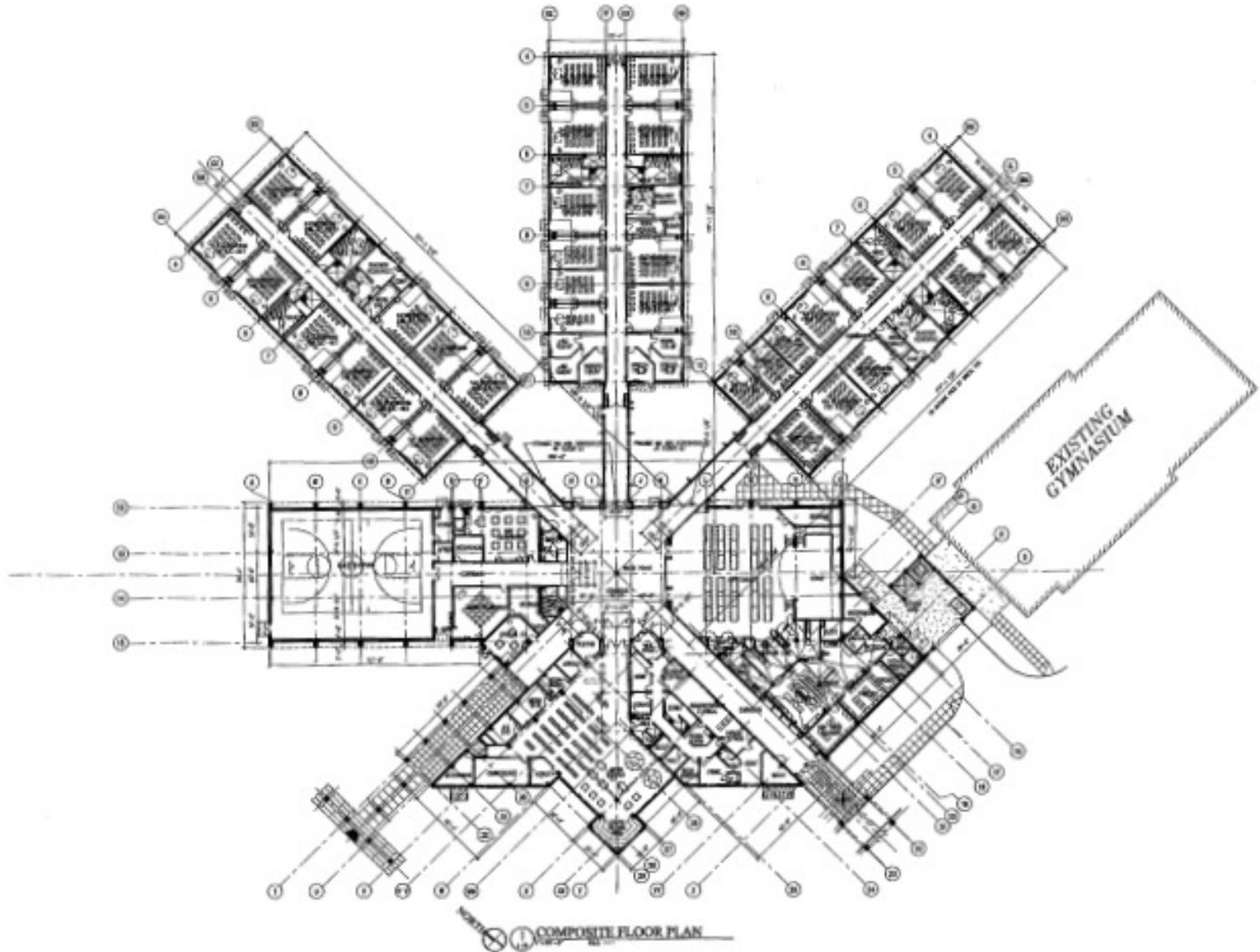
Contingencies

- Use Restriction: The property may not be used as a K-12 school.
- Eagle Statue Landmark: The eagle statue located on-site is considered a landmark. If the buyer wishes to remove it, the school system must be given adequate time to relocate it prior to removal.



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



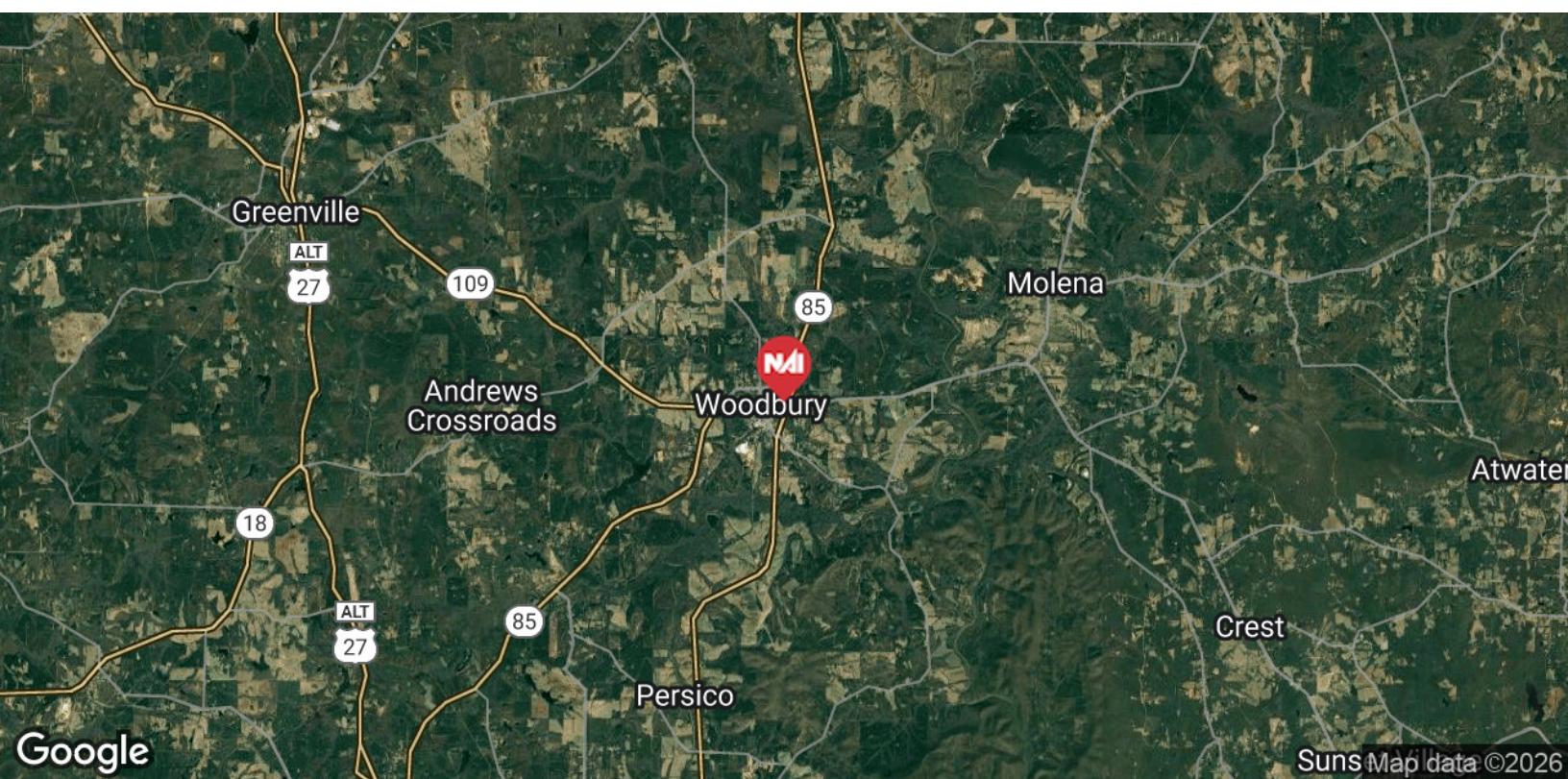
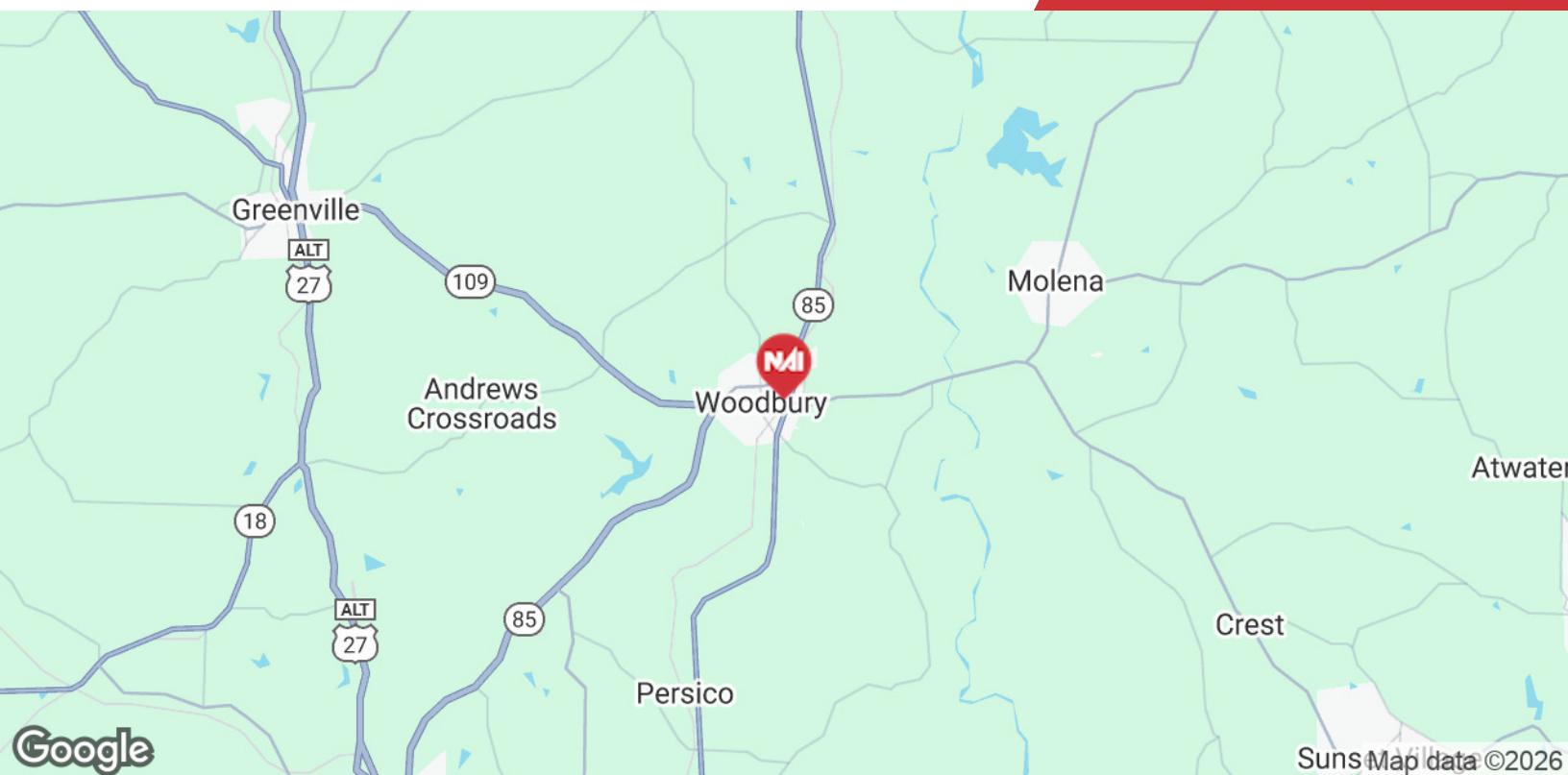
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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



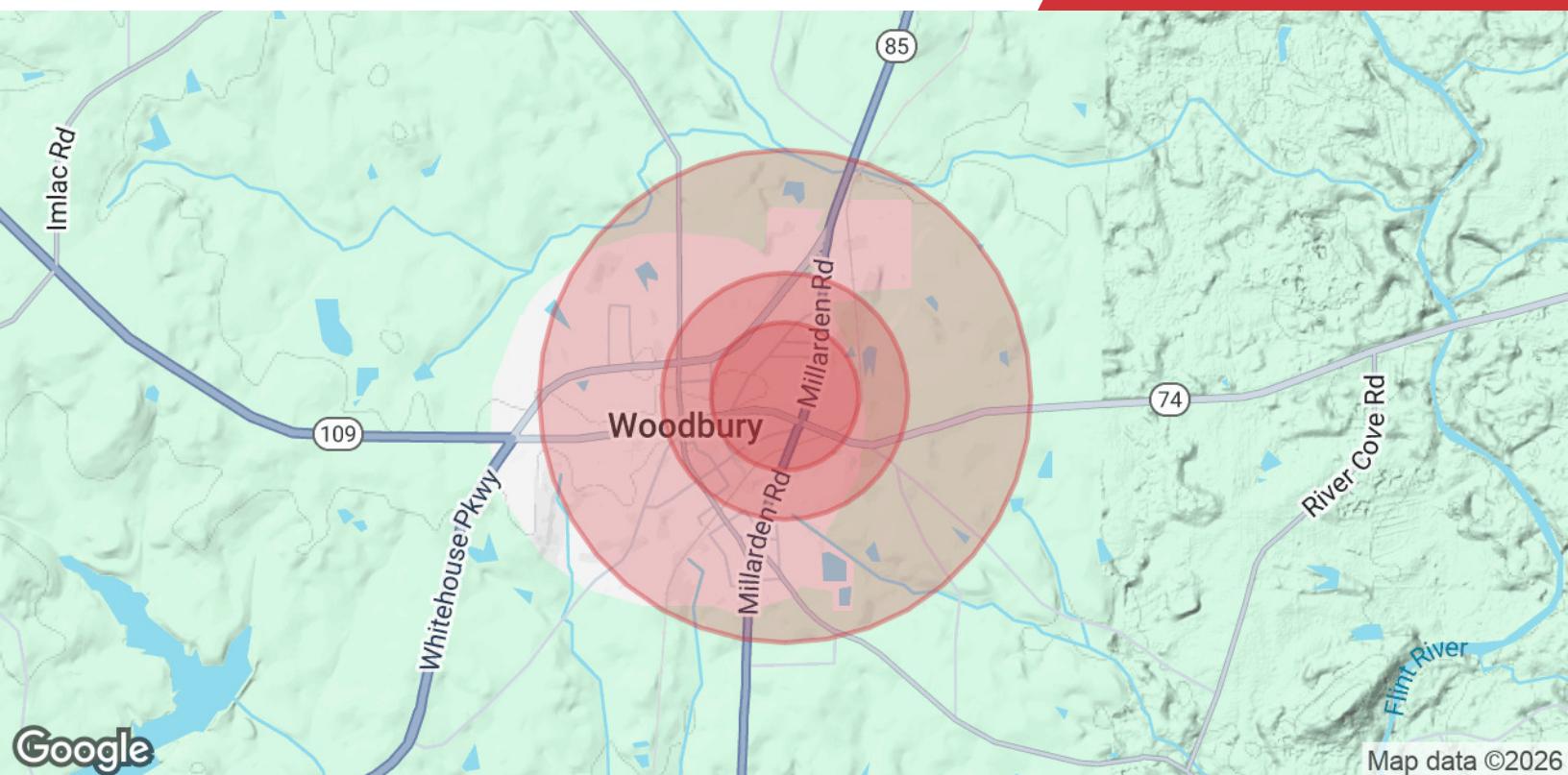
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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

	0.3 Miles	0.5 Miles	1 Mile
Total Population	146	333	1,043
Average Age	45	45	45
Average Age (Male)	42	42	43
Average Age (Female)	47	47	47

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	60	138	434
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$60,614	\$60,747	\$61,236
Average House Value	\$138,756	\$139,371	\$141,642

Demographics data derived from AlphaMap

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