

FREESTANDING RETAIL BUILDING FOR SALE

3 1st St NW, Moultrie, GA 31768



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PROPERTY HIGHLIGHTS

Property Features

- **Sale Price: \$1,460,000**
- \$110/SF, well below replacement cost
- ±1.6 miles from US Highway 319 with ±21,449 VPD
- Strong household incomes over \$74,000 in a 5 mile radius
- Positioned near 1st Ave SW, the main retail thoroughfare in Moultrie

Demographics: *ESRI 2025

	1 MILE	3 MILES	5 MILES
Population 	5,468	16,985	25,627
Average Household Income 	\$45,972	\$67,513	\$74,410
Daytime Population 	7,170	20,666	29,450
Households 	2,189	6,647	9,996

Property Summary

Address:	3 1st St NW, Moultrie, GA 31768
Building Size:	±13,538 SF
Lot Size:	±0.85 AC (±36,667 SF)
APN:	M024 094A
Year Built:	1988
Zoning:	MUD (Multiple Use District)

Traffic Counts: *COSTAR

NORTH ON MAIN STREET	±7,418 VPD
SOUTH ON MAIN STREET	±6,366 VPD
EAST ON CENTRAL AVENUE	±4,485 VPD
WEST ON CENTRAL AVENUE	±4,930 VPD

PROPERTY OVERVIEW
RETAIL MAP

SITE



±7,418 VPD

±4,221 VPD



SHERWIN
WILLIAMS

2ND STREET NE

1ST AVENUE NE

7TH STREET NE

MAIN STREET

±4,485 VPD

CENTRAL AVENUE



Little Caesars

37

±8,219 VPD

2ND AVENUE SE



metro
by T-Mobile



O'Reilly AUTO PARTS

save a lot



DOLLAR TREE

1ST STREET SW

±6,366 VPD



The First

1ST STREET SE

RENASANT
BANK

5TH STREET SE



AMERIS BANK

±3,072 VPD

4TH AVENUE SE

PROPERTY OVERVIEW RETAIL MAP

SITE



37

±14,600 VPD

±18,048 VPD

319

±21,449 VPD

37

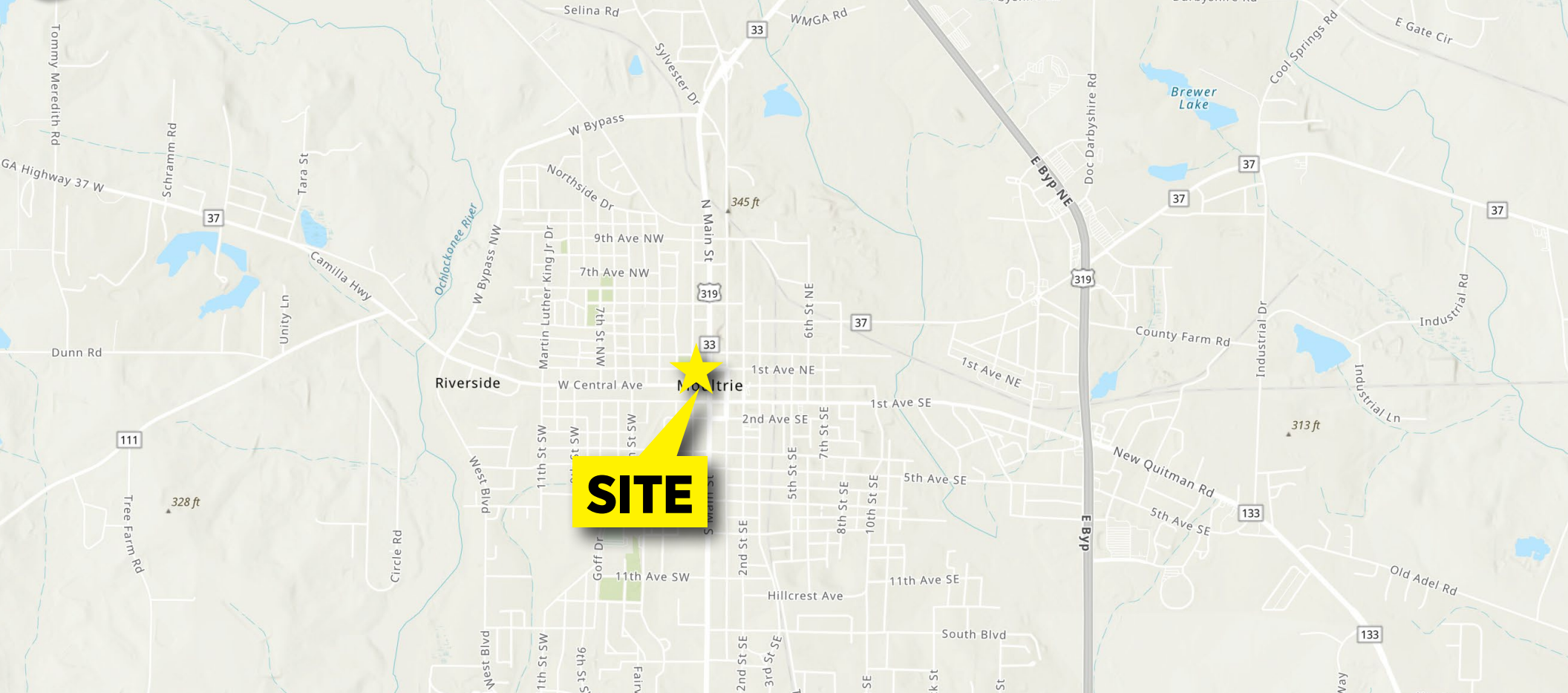
 **DOLLAR TREE**
 **HARBOR FREIGHT**
Quality Tools at Remarkably Low Prices
 **Lowé's**
Home Improvement Warehouse
 **TURNER'S BUDGET FURNITURE**

 **piggly wiggly**
 **Goodwill**
 **TRACTOR SUPPLY CO.**
 **BURGER KING**
 **CITITRENDS**
 **CAFO**
 **CAPTAIN D'S**
 **R&C**

 **Publix**
 **Starbucks**
 **Pizza Hut**
 **Waffle House**
 **Krystal**
 **tropical CAFE**
 **TACO BELL**
 **WingStreet**
 **Arby's**
 **LONGHORN STEAKHOUSE**
 **AT&T**
 **Applebee's**
 **Great Clips**
 **FIREHOUSE SUBS**
 **SUBWAY**

 **DOLLAR TREE**
 **ROSES**
 **McDonald's**
 **save a LOT**
 **Little Caesars**
 **Auto Zone**
 **metro by T-Mobile**
 **bp**

 **Walmart SUPERCENTER**
 **DOLLAR GENERAL**
 **ZAXBY'S**
 **verizon**
 **Walgreens**
 **KFC**
 **Domino's**
 **Aaron's**
 **Waffle House**
 **Hardee's**
 **cricket wireless**
 **Advance Auto Parts**



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