

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 $\pm 21,449$ VPD
- Strong household incomes over \$74,000 in a 5 mile radius
- Positioned near 1st Ave SW, the main retail thoroughfare in Moultrie

Property Summary

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

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

Traffic Counts: *COSTAR

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

PROPERTY OVERVIEW

RETAIL MAP

2ND AVENUE NE

SITE

±7,418 VPD

±4,271 VPD



SHERWIN
WILLIAMS

±4,485 VPD

MAIN STREET

2ND STREET NE

CENTRAL AVENUE

1ST AVENUE NE

7TH STREET NE

37

±8,219 VPD

2ND AVENUE SE



bp



metro
by T-Mobile



Auto
Zone



O'Reilly
Auto Parts



save-A-Lot



Roses



DOLLAR TREE

1ST STREET SW

±6,366 VPD

1ST STREET SE

AMERIS BANK

±3,072 VPD

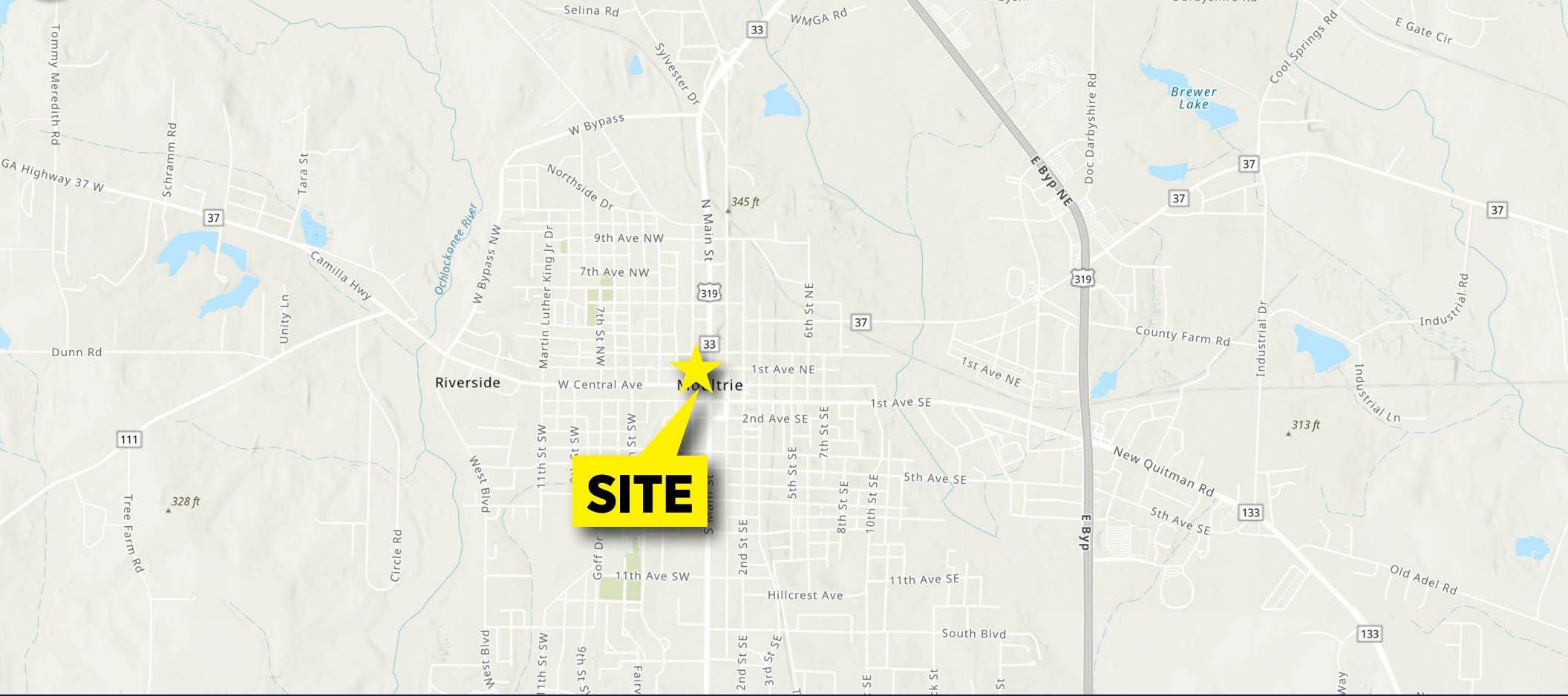


4TH AVENUE SE

5TH STREET SE

PROPERTY OVERVIEW
RETAIL MAP





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