

FOR SALE

Retail / Warehouse Buildings

10 & 8 Cochran Highway
Hawkinsville, Pulaski County, Georgia 31036



EBERHARDT & BARRY INC



- Located at intersection of Golden Isles Parkway & Cochran Highway
- 2,400± SF Warehouse Building
 - Built in 1975
 - Galvanized metal exterior with metal roof
 - 14' ceiling height
 - Incandescent fixtures
 - No heat
- 1,750± SF Retail Building
 - Built in 1983
 - Concrete block exterior with metal roof
 - 9' ceiling height
- 985± SF Retail Building
 - Built in 1983
 - Concrete block exterior with metal roof
 - 8' ceiling height
 - Fluorescent light fixtures
 - No heat
- 8.75± Acres
- All utilities serve the site; public water, septic sewer
- Zoned M-U, County Mixed Use
- 2015 Property Tax Bill: \$1858.80
- Fluorescent light fixtures
- Central HVAC

SALES PRICE: \$350,000

FOR MORE DETAILS CONTACT:

Created 3/14/16

PATRICK BARRY - EXCLUSIVE AGENT
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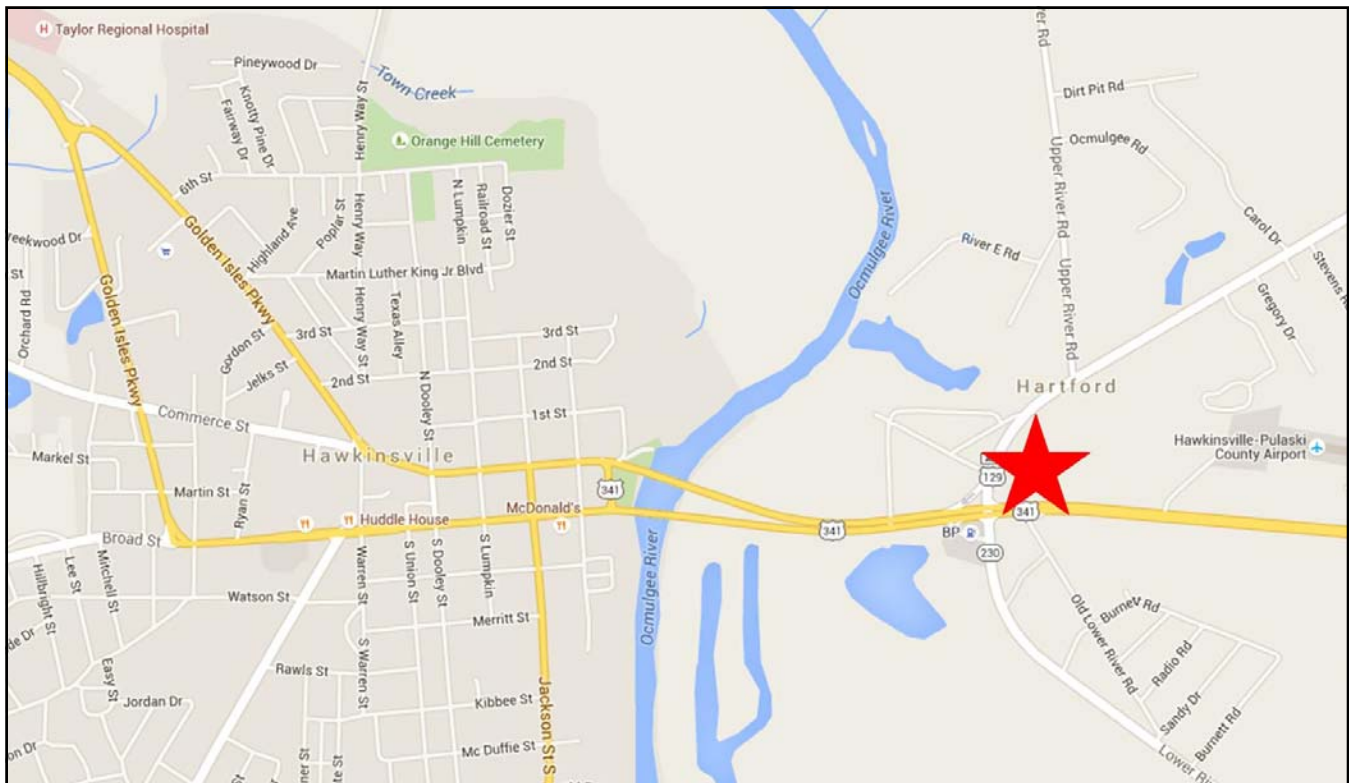
990 Riverside Drive
Macon, GA 31201

Coldwellbankercommercialeb.com

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10 & 8 Cochran Hwy - Hawkinsville, GA 31036

MAPS





Demographic and Income Profile

Pulaski County, GA 3
Pulaski County, GA (13235)
Geography: County

Prepared by Esri

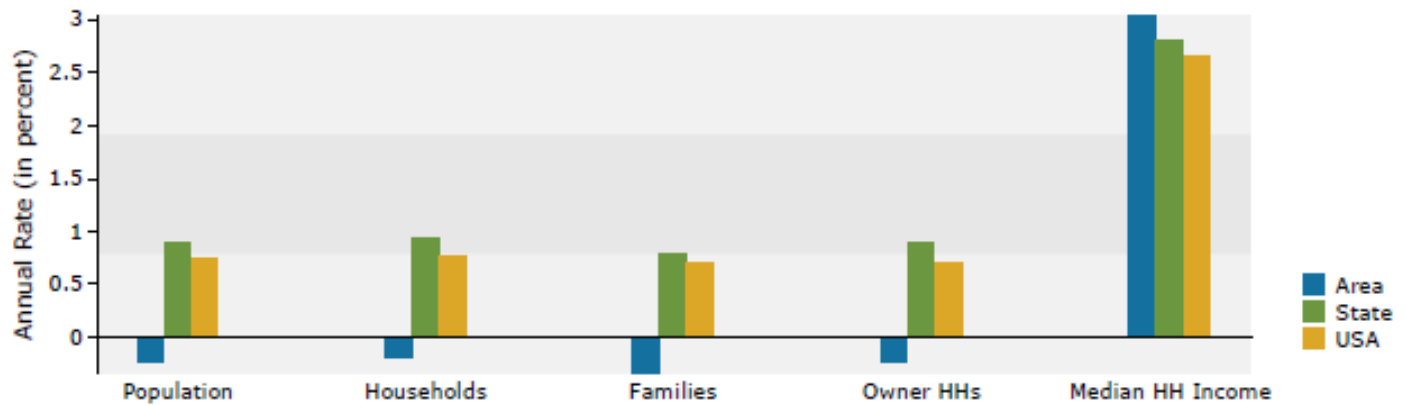
Summary	Census 2010	2015	2020			
Population	12,010	11,990	11,833			
Households	4,475	4,519	4,471			
Families	3,010	3,003	2,951			
Average Household Size	2.40	2.38	2.37			
Owner Occupied Housing Units	3,222	3,100	3,063			
Renter Occupied Housing Units	1,253	1,419	1,408			
Median Age	41.2	41.9	42.9			
Trends: 2015 - 2020 Annual Rate	Area	State	National			
Population	-0.26%	0.90%	0.75%			
Households	-0.21%	0.93%	0.77%			
Families	-0.35%	0.80%	0.69%			
Owner HHs	-0.24%	0.90%	0.70%			
Median Household Income	3.04%	2.80%	2.66%			
Households by Income	2015		2020			
	Number	Percent	Number	Percent		
	<\$15,000	916 20.3%	888 19.9%			
	\$15,000 - \$24,999	596 13.2%	466 10.4%			
	\$25,000 - \$34,999	621 13.7%	524 11.7%			
	\$35,000 - \$49,999	617 13.7%	566 12.7%			
	\$50,000 - \$74,999	706 15.6%	724 16.2%			
	\$75,000 - \$99,999	445 9.8%	646 14.4%			
	\$100,000 - \$149,999	552 12.2%	575 12.9%			
	\$150,000 - \$199,999	35 0.8%	44 1.0%			
\$200,000+	31 0.7%	38 0.8%				
Median Household Income	\$37,348		\$43,389			
Average Household Income	\$50,141		\$56,772			
Per Capita Income	\$19,806		\$22,389			
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
	0 - 4	707 5.9%	653 5.4%	603 5.1%		
	5 - 9	734 6.1%	704 5.9%	634 5.4%		
	10 - 14	718 6.0%	710 5.9%	715 6.0%		
	15 - 19	704 5.9%	629 5.2%	678 5.7%		
	20 - 24	625 5.2%	719 6.0%	646 5.5%		
	25 - 34	1,510 12.6%	1,540 12.8%	1,476 12.5%		
	35 - 44	1,652 13.8%	1,518 12.7%	1,461 12.3%		
	45 - 54	1,857 15.5%	1,719 14.3%	1,575 13.3%		
	55 - 64	1,621 13.5%	1,703 14.2%	1,699 14.4%		
	65 - 74	1,151 9.6%	1,289 10.8%	1,402 11.8%		
	75 - 84	567 4.7%	616 5.1%	732 6.2%		
85+	164 1.4%	190 1.6%	212 1.8%			
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
	White Alone	7,679 63.9%	7,719 64.4%	7,657 64.7%		
	Black Alone	3,824 31.8%	3,698 30.8%	3,532 29.8%		
	American Indian Alone	40 0.3%	43 0.4%	47 0.4%		
	Asian Alone	105 0.9%	130 1.1%	153 1.3%		
	Pacific Islander Alone	5 0.0%	5 0.0%	5 0.0%		
	Some Other Race Alone	234 1.9%	233 1.9%	239 2.0%		
	Two or More Races	123 1.0%	162 1.4%	200 1.7%		
	Hispanic Origin (Any Race)	465 3.9%	463 3.9%	470 4.0%		

Data Note: Income is expressed in current dollars.

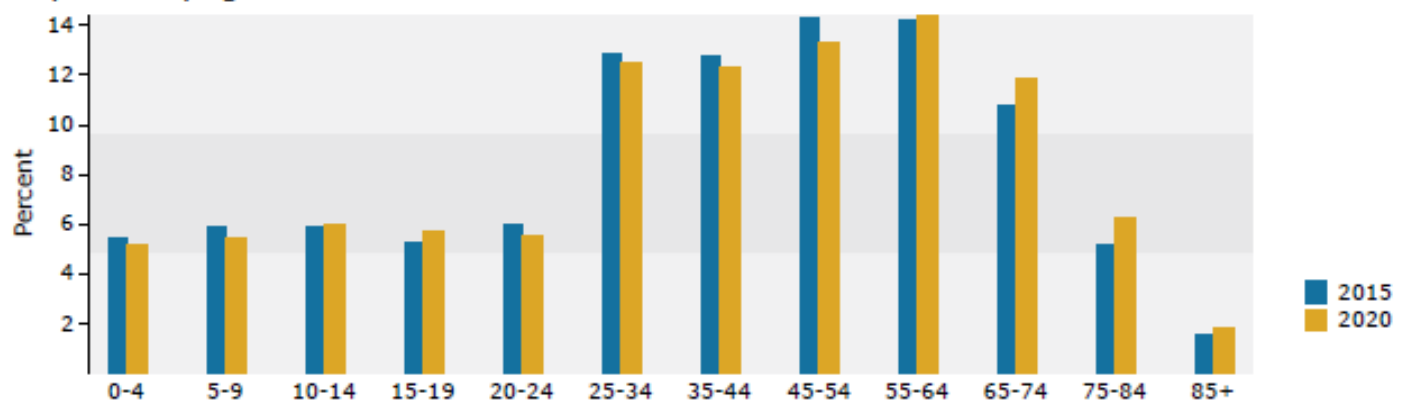
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

March 04, 2016

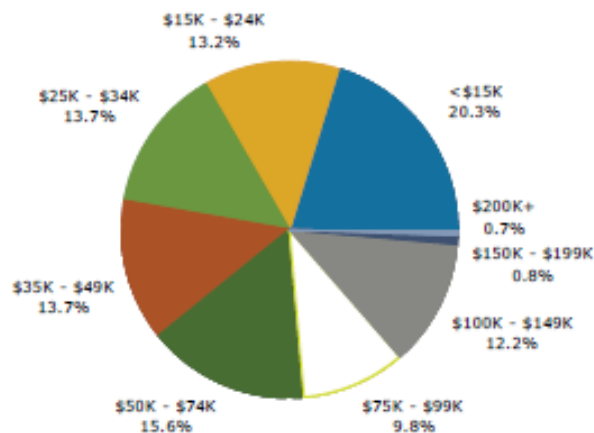
Trends 2015-2020



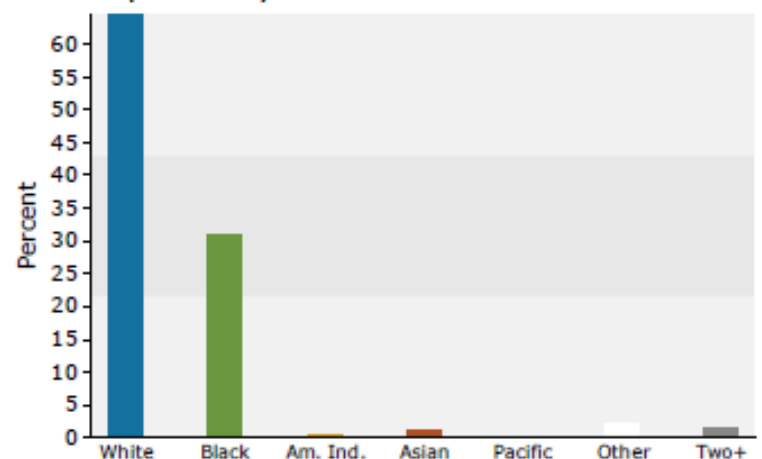
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 3.9%