

**FOR SALE
OR LEASE**



EBERHARDT & BARRY INC.

PROPERTY VIDEO: <https://vimeo.com/228356603/ee27b91c42>



**Light Manufacturing / Warehouse Facility
94,039± Total Square Feet - 4.781± Acres**

**901 S Wayne Street
Milledgeville, Baldwin County, Georgia 31061**

**SALES PRICE: \$450,000
LEASE RATE: \$1.50/PSF, NET**

FOR MORE DETAILS CONTACT:

Created 7/24/17

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990 Riverside Drive
Macon, GA 31201



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901 S Wayne Street - Milledgeville, GA 31061

PROPERTY OVERVIEW

PROPERTY VIDEO:	https://vimeo.com/228356603/ee27b91c42
LOCATION:	Subject property is located one mile South of Downtown Milledgeville and approximately three miles from US Hwy. 441.
BUILDING INFORMATION:	94,039± SF Light Manufacturing / Warehouse building consisting of original structure and four additions: <ul style="list-style-type: none"> - 55,000± SF Original building (1947) - 5,980± SF Office (1955) - 33,059± SF Warehouse (1960, 1995, 1998)
SITE INFORMATION:	<ul style="list-style-type: none"> • 4.781± Acres • 424'± frontage along W. Andrews Street • 400'± frontage along S. Wayne Street • 456'± frontage along S. Wilkinson Street
TOPOGRAPHY:	Gently sloping, level with S. Wayne Street and below grade of W. Andrews Street.
FLOOD PLAIN:	Small portion paved parking
CEILING HEIGHTS:	15' - 18' clear
TRUCK LOADING:	Four (4) truck doors (3 dock high)
CONSTRUCTION:	Masonry block and steel frame
ROOF:	Flat, foam roof cover
FLOOR:	Concrete
LIGHTING:	Fluorescent
HVAC:	<ul style="list-style-type: none"> • Building 100% heated and cooled • Ten (10) roof mounted HVAC units
UTILITIES:	Electric (3 Phase, 600 Amp), natural gas, telephone, sewer and public water are available to the site.
FIRE PROTECTION:	100% Sprinklered
PARKING:	<ul style="list-style-type: none"> • Asphalt paved parking front and side of building • Security fence around entire side parking area
ZONED:	CC - Community Commercial
FORMER USE:	Shaw Industries (Sock factory)
REAL ESTATE TAX:	\$18,220
SALES PRICE:	\$450,000
LEASE RATE:	\$1.50/PSF, NET



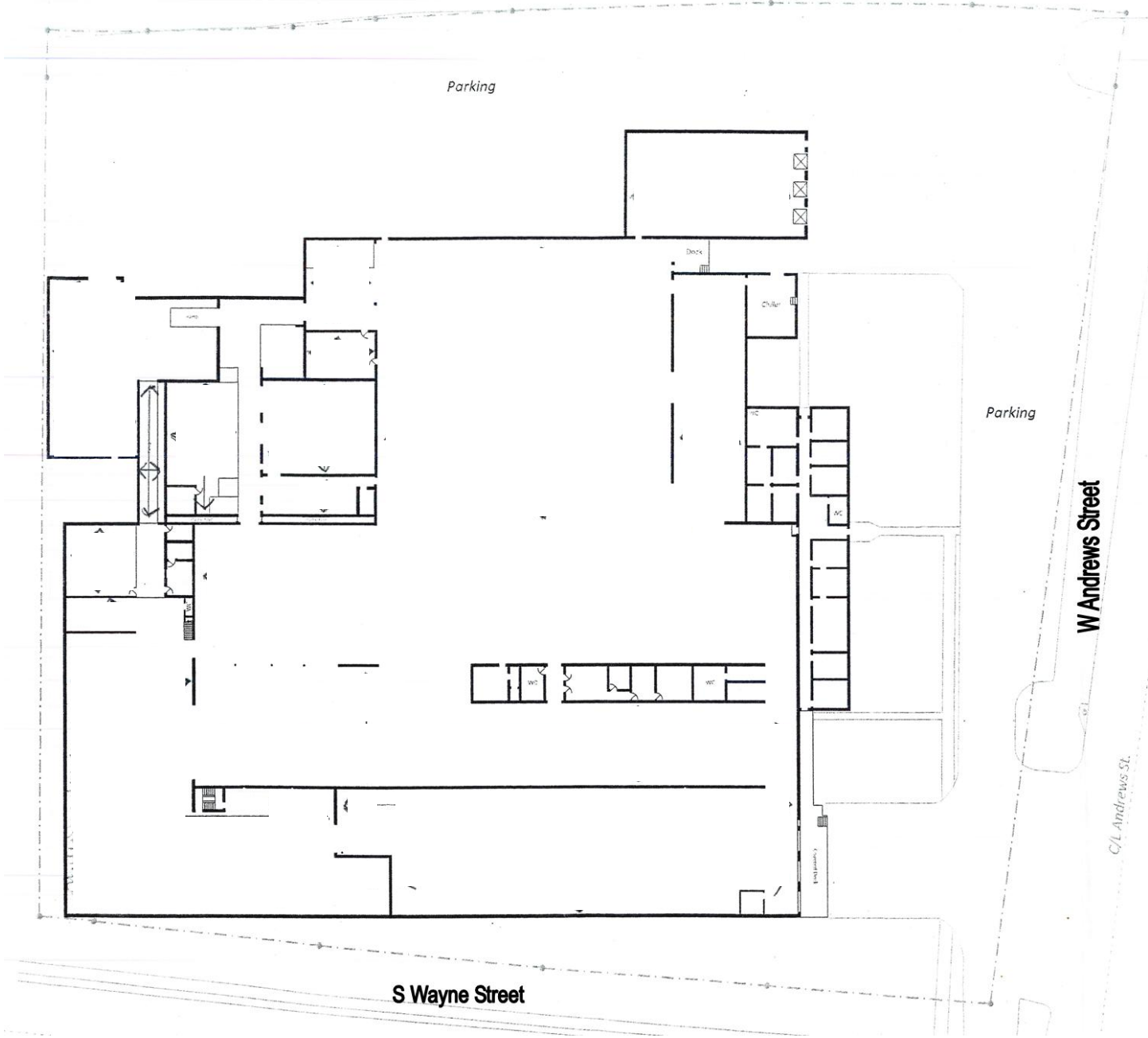
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PHOTOS

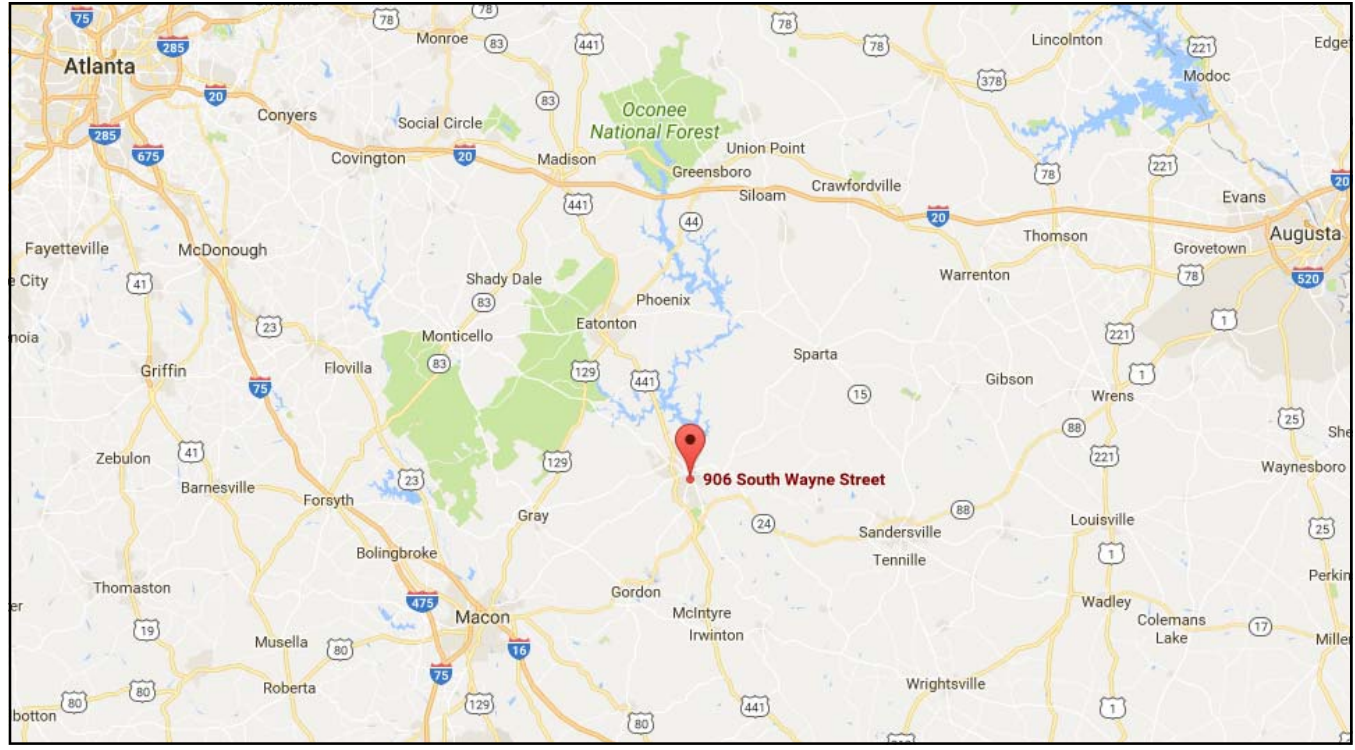
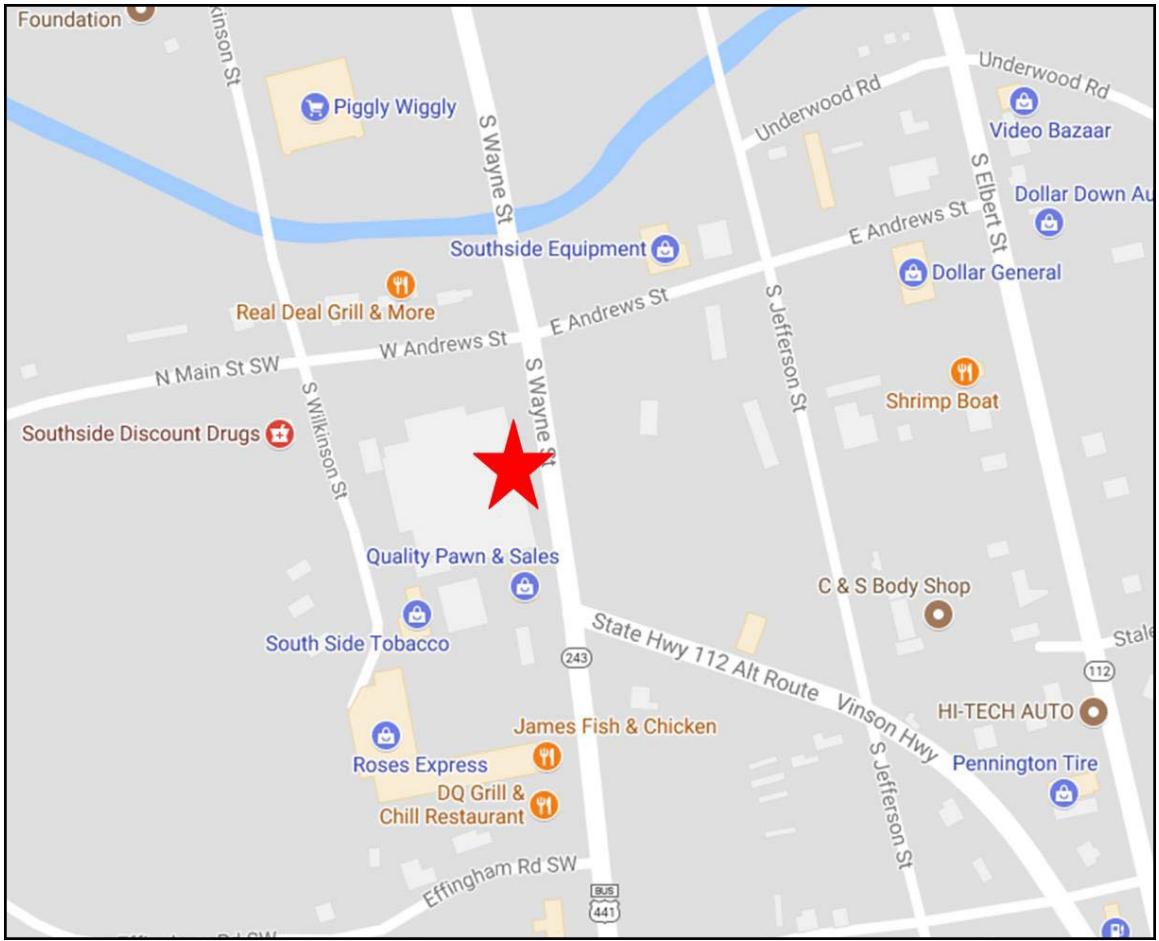




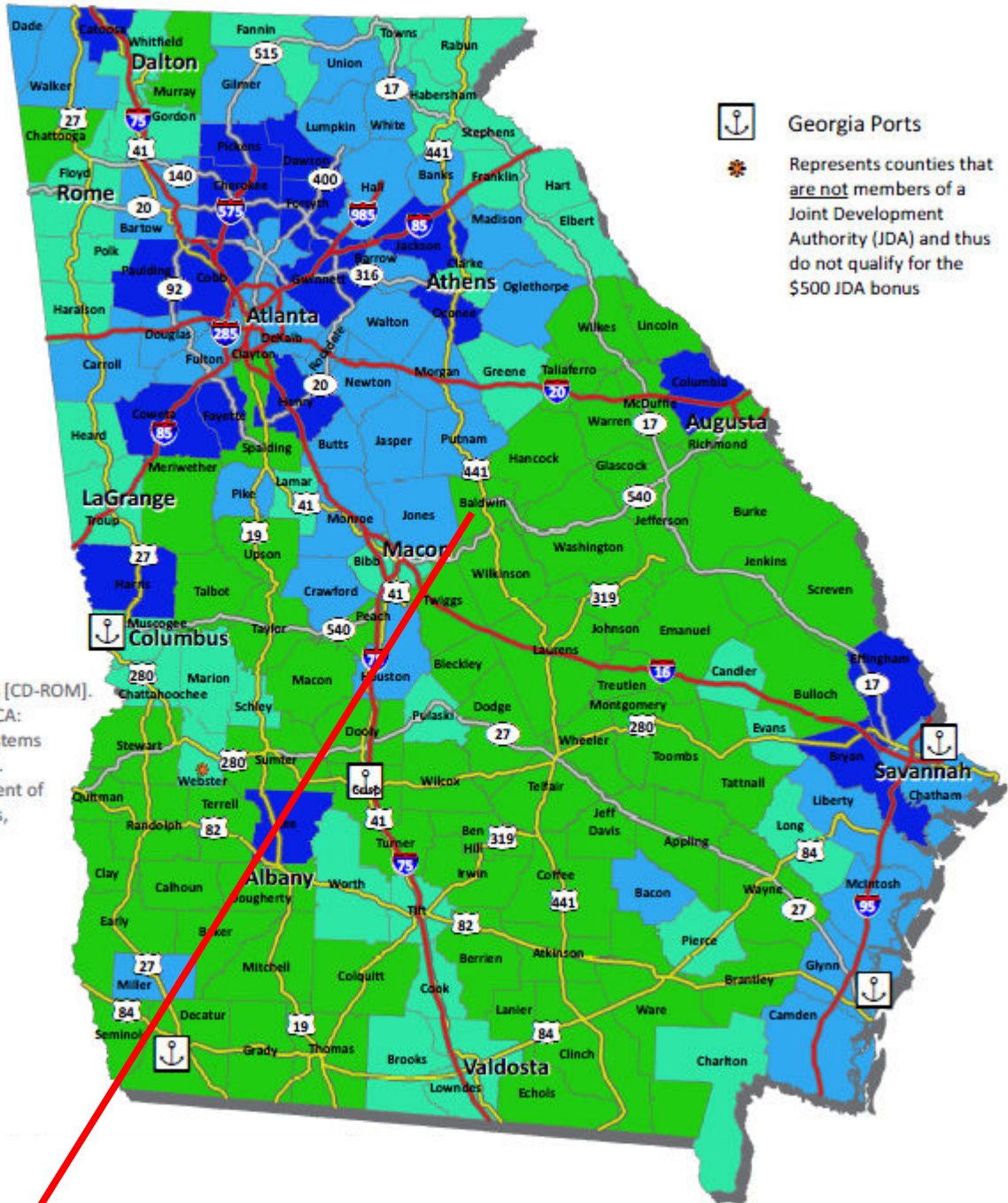








Georgia Business Incentives



Sources:
 1) ESRI Data & Maps [CD-ROM]. (2010). Redlands, CA: Environmental Systems Research Institute.
 2) Georgia Department of Community Affairs, dca.ga.gov, 2016

Tier	Job Tax Credit \$	Jobs	Use of Credits	Carry Forward
1	\$3,500 - \$4,000*	2	100% of Tax Liability Excess to Withholding Tax up to \$3,500	10 Years
2	\$2,500 - \$3,000*	10	100% of Tax Liability	10 Years
3	\$1,250 - \$1,750*	15	50% of Tax Liability	10 Years
4	\$750 - \$1,250*	25	50% of Tax Liability	10 Years

In the table immediately above, the (*) denotes the inclusion of the \$500 bonus for counties that are members of a Joint Development Authority (JDA). This addition of the \$500 bonus creates the maximum Job Tax Credit amount which can be awarded to a business.



Demographic and Income Profile

Baldwin County, GA
 Baldwin County, GA (13009)
 Geography: County

Prepared by Esri

Summary	Census 2010	2016	2021
Population	45,720	46,797	46,113
Households	16,788	16,754	16,512
Families	10,373	10,229	10,015
Average Household Size	2.45	2.44	2.43
Owner Occupied Housing Units	9,939	9,191	8,999
Renter Occupied Housing Units	6,849	7,563	7,513
Median Age	34.1	34.8	36.4
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	-0.29%	1.02%	0.84%
Households	-0.29%	0.96%	0.79%
Families	-0.42%	0.87%	0.72%
Owner HHs	-0.42%	0.93%	0.73%
Median Household Income	2.16%	2.34%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	3,847	23.0%	3,921	23.7%
\$15,000 - \$24,999	2,601	15.5%	2,019	12.2%
\$25,000 - \$34,999	1,847	11.0%	1,303	7.9%
\$35,000 - \$49,999	2,454	14.6%	2,753	16.7%
\$50,000 - \$74,999	2,389	14.3%	2,457	14.9%
\$75,000 - \$99,999	1,602	9.6%	1,637	9.9%
\$100,000 - \$149,999	1,305	7.8%	1,608	9.7%
\$150,000 - \$199,999	474	2.8%	566	3.4%
\$200,000+	235	1.4%	248	1.5%
Median Household Income	\$35,357		\$39,349	
Average Household Income	\$50,302		\$55,328	
Per Capita Income	\$19,572		\$21,397	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,775	6.1%	2,531	5.4%	2,365	5.1%
5 - 9	2,647	5.8%	2,652	5.7%	2,436	5.3%
10 - 14	2,407	5.3%	2,452	5.2%	2,532	5.5%
15 - 19	4,167	9.1%	4,146	8.9%	4,279	9.3%
20 - 24	5,767	12.6%	5,636	12.0%	5,168	11.2%
25 - 34	5,528	12.1%	6,092	13.0%	5,555	12.0%
35 - 44	5,161	11.3%	5,097	10.9%	5,218	11.3%
45 - 54	6,365	13.9%	5,812	12.4%	5,312	11.5%
55 - 64	5,395	11.8%	5,827	12.5%	5,800	12.6%
65 - 74	3,245	7.1%	4,044	8.6%	4,549	9.9%
75 - 84	1,651	3.6%	1,818	3.9%	2,162	4.7%
85+	612	1.3%	690	1.5%	737	1.6%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	25,121	54.9%	25,028	53.5%	24,239	52.6%
Black Alone	18,965	41.5%	19,756	42.2%	19,564	42.4%
American Indian Alone	98	0.2%	120	0.3%	132	0.3%
Asian Alone	582	1.3%	784	1.7%	938	2.0%
Pacific Islander Alone	19	0.0%	37	0.1%	49	0.1%
Some Other Race Alone	379	0.8%	426	0.9%	470	1.0%
Two or More Races	556	1.2%	646	1.4%	721	1.6%
Hispanic Origin (Any Race)	919	2.0%	1,039	2.2%	1,133	2.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

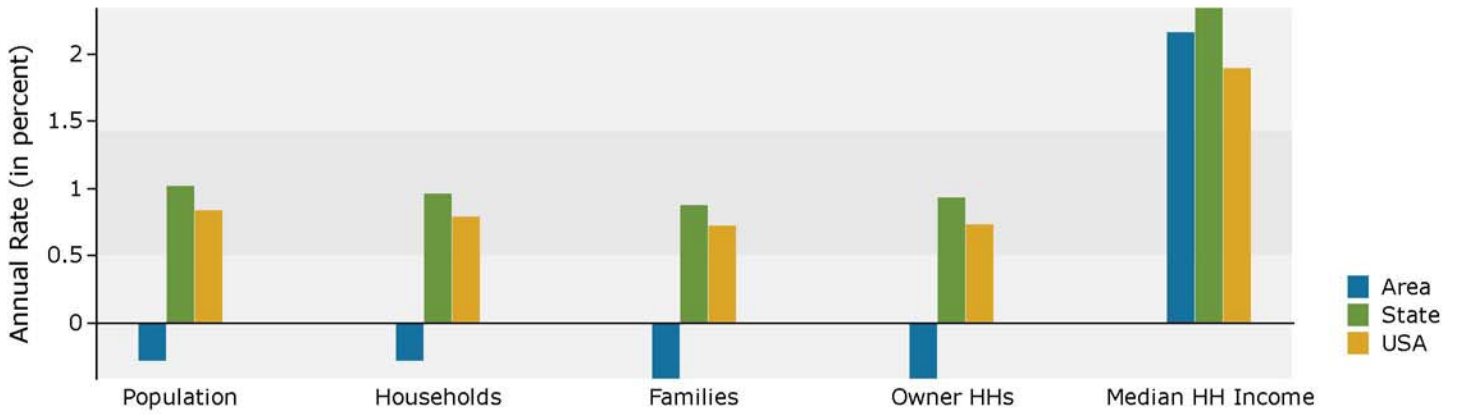


Demographic and Income Profile

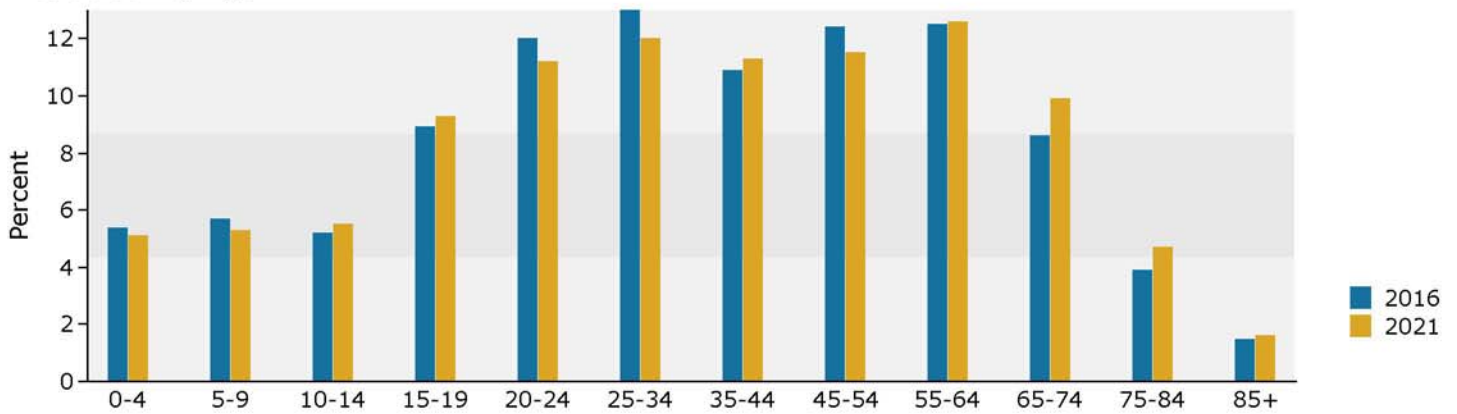
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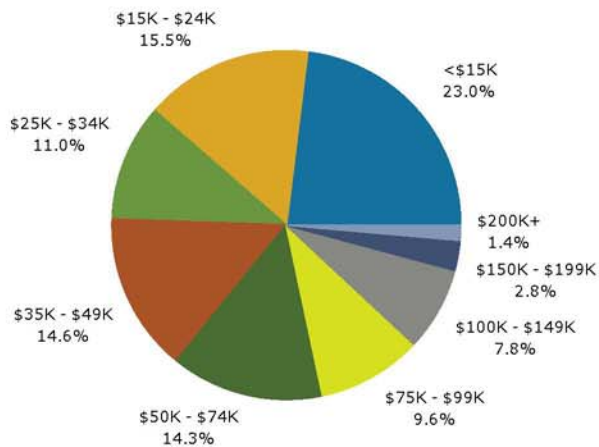
Trends 2016-2021



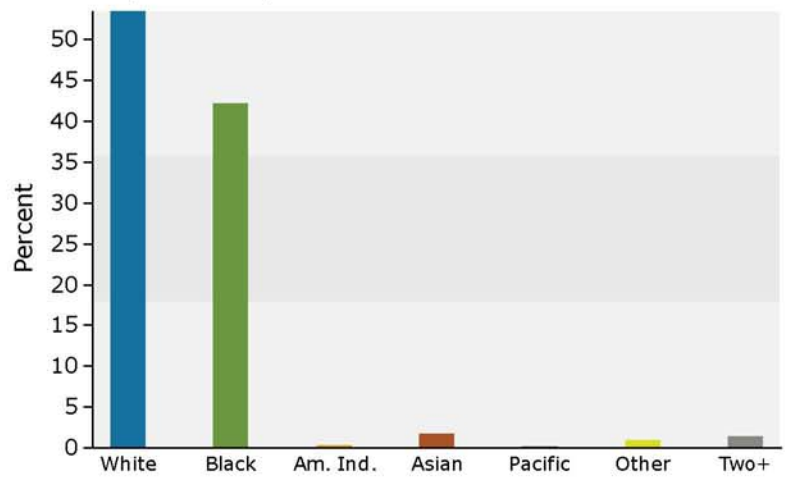
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 2.2%