

FOR SALE  
OR LEASE



EBERHARDT & BARRY INC.

**PRICE REDUCED**



**16,492± SF COMMERCIAL BUILDING  
FORMER FRED'S STORE  
1.9 ACRES**

**429 2ND AVENUE SE & 4TH STREET SE  
CAIRO, GRADY COUNTY, GEORGIA 39828**

**REDUCED SALES PRICE: ~~\$995,000~~ \$795,000  
REDUCED LEASE RATE: ~~\$9,000~~ \$7,950 PER MONTH, NNN**

**FOR MORE DETAILS CONTACT:**

Revised 11/20/17

**ARTHUR P. BARRY III, SIOR**  
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Coldwell Banker Commercial Eberhardt & Barry Inc.

**Main** 478-746-8171 **Toll Free** 800-926-0990  
**Fax** 478-746-1362 **Cell** 478-731-8000

990 Riverside Drive  
Macon, GA 31201



EBERHARDT & BARRY INC.

429 2nd Avenue, SE - Cairo, GA 39828

PROPERTY OVERVIEW

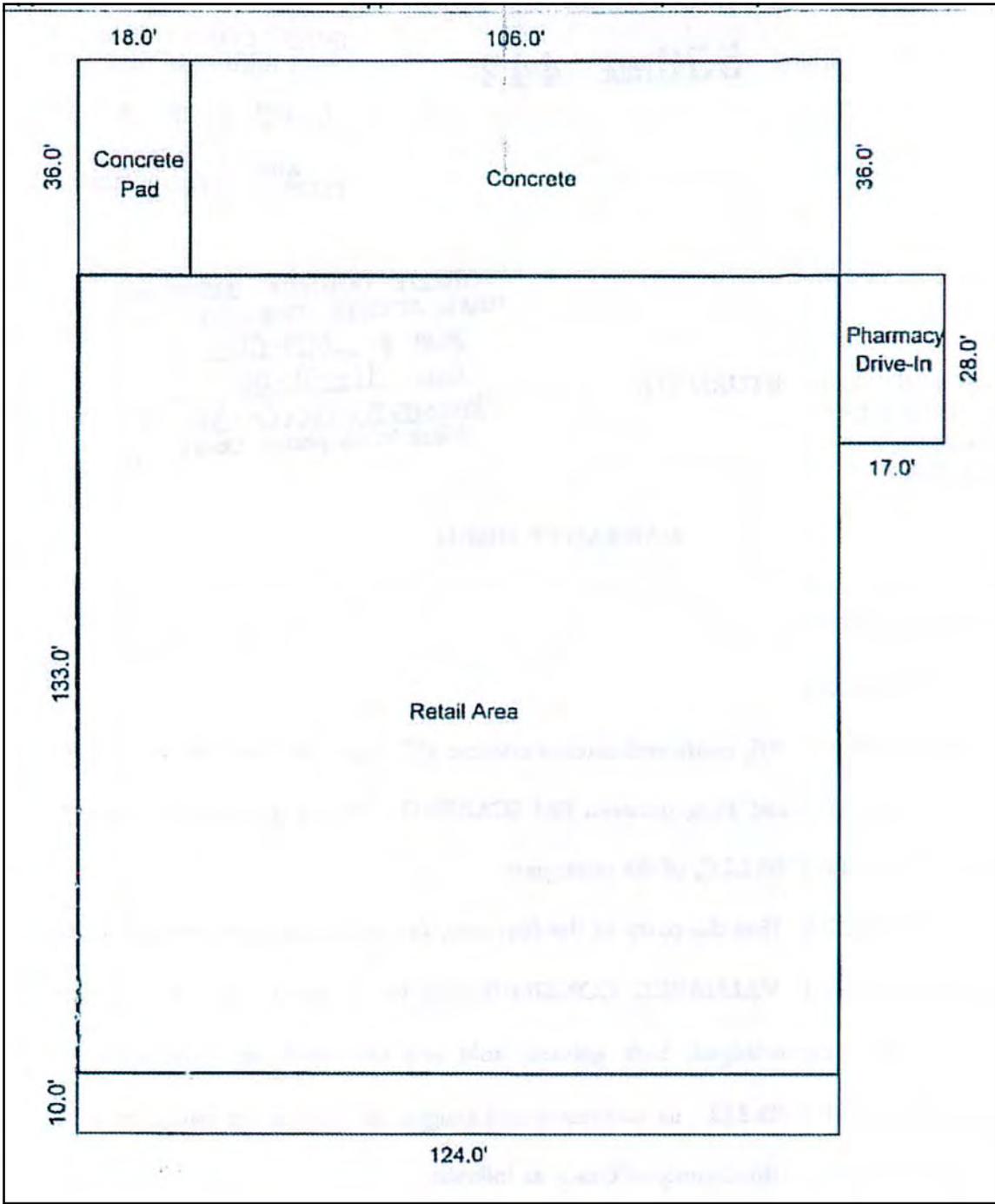
<b>LOCATION:</b>	Subject property located on corner of 2nd Avenue SE and 4th Street SE
<b>BUILDING INFORMATION:</b>	16,492± SF Pre-engineered Steel Building <ul style="list-style-type: none"> <li>- One large retail area</li> <li>- Storage room in rear</li> <li>- One small office</li> <li>- Two restrooms</li> <li>- Employee break room with restroom</li> </ul>
<b>ACREAGE:</b>	1.90± Acres
<b>TOPOGRAPHY:</b>	Level to slightly sloping
<b>YEAR BUILT:</b>	2002
<b>ROOF:</b>	Galvanized Metal
<b>FOUNDATION:</b>	6" and 12" poured reinforced concrete
<b>WALLS:</b>	Galvanized metal
<b>LIGHTING:</b>	Fluorescent
<b>HVAC:</b>	Three HVAC units
<b>TRUCK LOADING:</b>	One dock height covered loading ramp on rear.
<b>ZONING:</b>	Commercial
<b>PARKING:</b>	Asphalt/concrete; 100 spaces; expandable
<b>UTILITIES:</b>	Utilities available to site include water, sewage, natural gas and electricity.
<b>NEIGHBORS:</b>	Residential and commercial



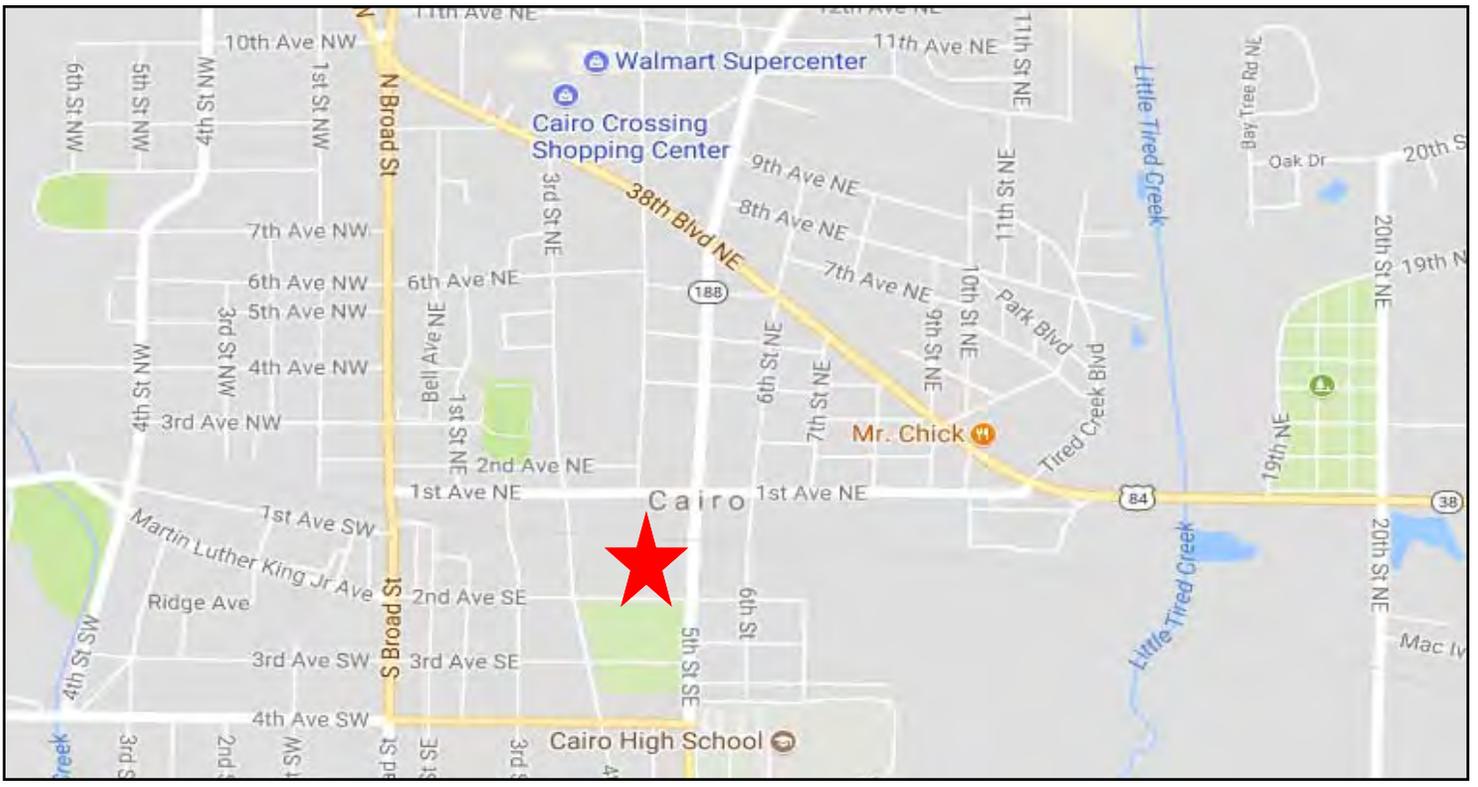
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PHOTOS





First Floor	16,492 SF
Canopy	1,240 SF
Concrete Pad	648 SF
Concrete	3,816 SF
Drive-In	476 SF





# Demographic and Income Profile

Grady County, GA  
 Grady County, GA (13131)  
 Geography: County

Prepared by Esri

Summary	Census 2010	2017	2022			
Population	25,011	25,489	25,779			
Households	9,418	9,511	9,580			
Families	6,730	6,725	6,739			
Average Household Size	2.63	2.66	2.67			
Owner Occupied Housing Units	6,312	6,040	6,072			
Renter Occupied Housing Units	3,106	3,471	3,508			
Median Age	37.6	38.3	39.7			
Trends: 2017 - 2022 Annual Rate	Area	State	National			
Population	0.23%	1.03%	0.83%			
Households	0.14%	1.01%	0.79%			
Families	0.04%	0.92%	0.71%			
Owner HHs	0.11%	0.99%	0.72%			
Median Household Income	2.53%	2.05%	2.12%			
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	2,025	21.3%	1,787	18.7%		
\$15,000 - \$24,999	1,510	15.9%	1,339	14.0%		
\$25,000 - \$34,999	1,216	12.8%	1,044	10.9%		
\$35,000 - \$49,999	1,389	14.6%	1,580	16.5%		
\$50,000 - \$74,999	1,561	16.4%	1,771	18.5%		
\$75,000 - \$99,999	874	9.2%	977	10.2%		
\$100,000 - \$149,999	653	6.9%	746	7.8%		
\$150,000 - \$199,999	172	1.8%	204	2.1%		
\$200,000+	111	1.2%	132	1.4%		
Median Household Income	\$35,034		\$39,688			
Average Household Income	\$48,398		\$55,155			
Per Capita Income	\$18,127		\$20,563			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,890	7.6%	1,787	7.0%	1,725	6.7%
5 - 9	1,785	7.1%	1,869	7.3%	1,803	7.0%
10 - 14	1,704	6.8%	1,745	6.8%	1,910	7.4%
15 - 19	1,659	6.6%	1,474	5.8%	1,681	6.5%
20 - 24	1,516	6.1%	1,401	5.5%	1,270	4.9%
25 - 34	3,155	12.6%	3,418	13.4%	2,933	11.4%
35 - 44	3,154	12.6%	3,105	12.2%	3,272	12.7%
45 - 54	3,556	14.2%	3,265	12.8%	3,152	12.2%
55 - 64	3,056	12.2%	3,327	13.1%	3,379	13.1%
65 - 74	2,064	8.3%	2,541	10.0%	2,790	10.8%
75 - 84	1,088	4.4%	1,165	4.6%	1,451	5.6%
85+	384	1.5%	392	1.5%	413	1.6%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	15,716	62.8%	15,731	61.7%	15,699	60.9%
Black Alone	7,176	28.7%	7,389	29.0%	7,461	28.9%
American Indian Alone	182	0.7%	213	0.8%	228	0.9%
Asian Alone	106	0.4%	118	0.5%	128	0.5%
Pacific Islander Alone	21	0.1%	23	0.1%	25	0.1%
Some Other Race Alone	1,417	5.7%	1,568	6.2%	1,745	6.8%
Two or More Races	393	1.6%	447	1.8%	493	1.9%
Hispanic Origin (Any Race)	2,500	10.0%	2,755	10.8%	3,078	11.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

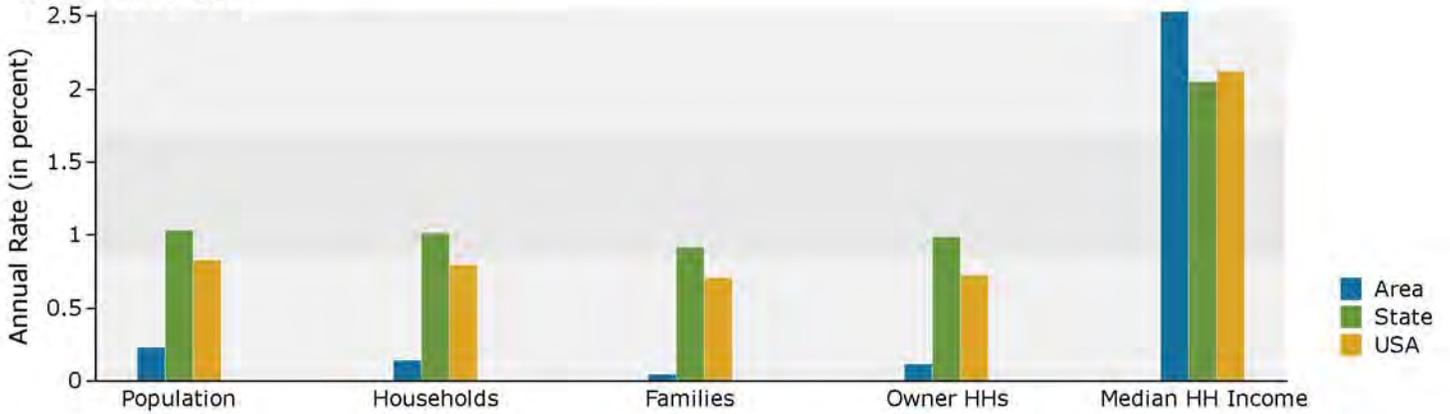


# Demographic and Income Profile

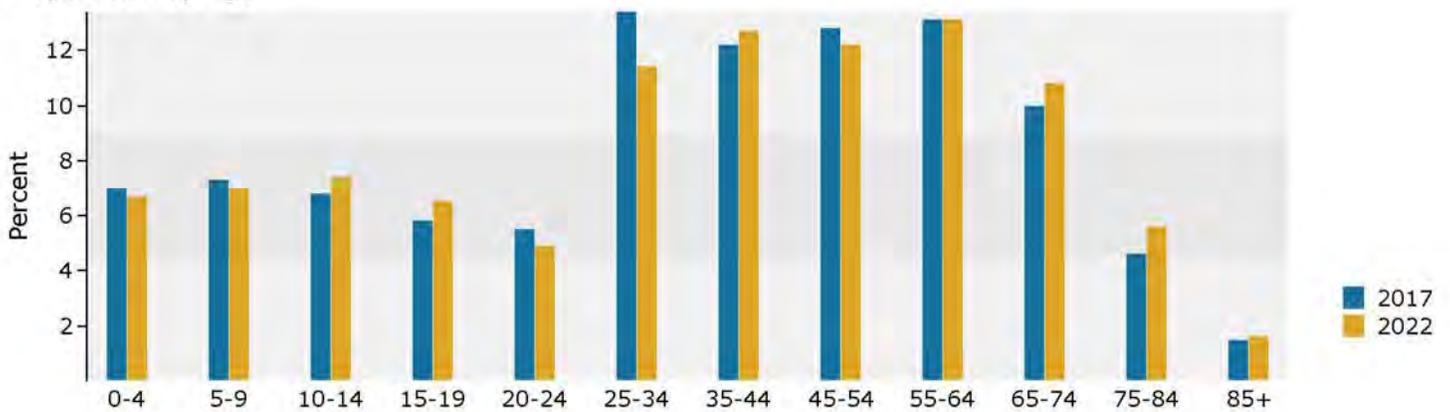
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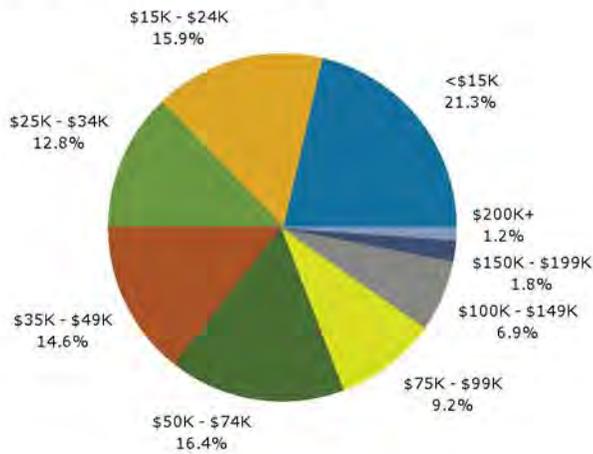
Trends 2017-2022



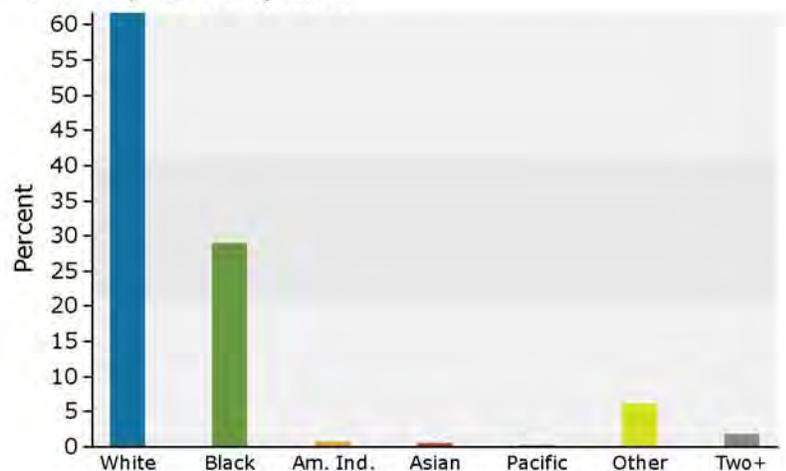
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 10.8%