

INCOME PRODUCING PROPERTY FOR SALE

Office / Warehouse

715 E. 11th Avenue
Cordele, Crisp County, Georgia 31015



EBERHARDT & BARRY



- Income Producing Industrial Property! \$895/month rental rate
- Fully Leased - Current lease ends June 30, 2025
- 3,050± SF Warehouse with Office (61' X 50')
 - 400± SF Office (Renovated in 2016)
 - One restroom
 - 2,650± SF Warehouse
 - 12' - 14' ceiling height
 - Fluorescent light fixtures
 - Gas heaters in warehouse
 - One 10' X 10' drive-in door on front
 - One 10' X 10' dock high roll-up door on rear
- .912± Acres
 - 175'± frontage, 215'± depth
- Zoned Industrial
- Built in 1968
- All public utilities serve the site.

SALES PRICE: \$130,000

Revised: 6/1/2023

Contact Information - Owner/Agents:

ART BARRY III, SIOR
abarry@cbcworldwide.com
Phone : (478) 746-8171
Cell : (478) 731-8000

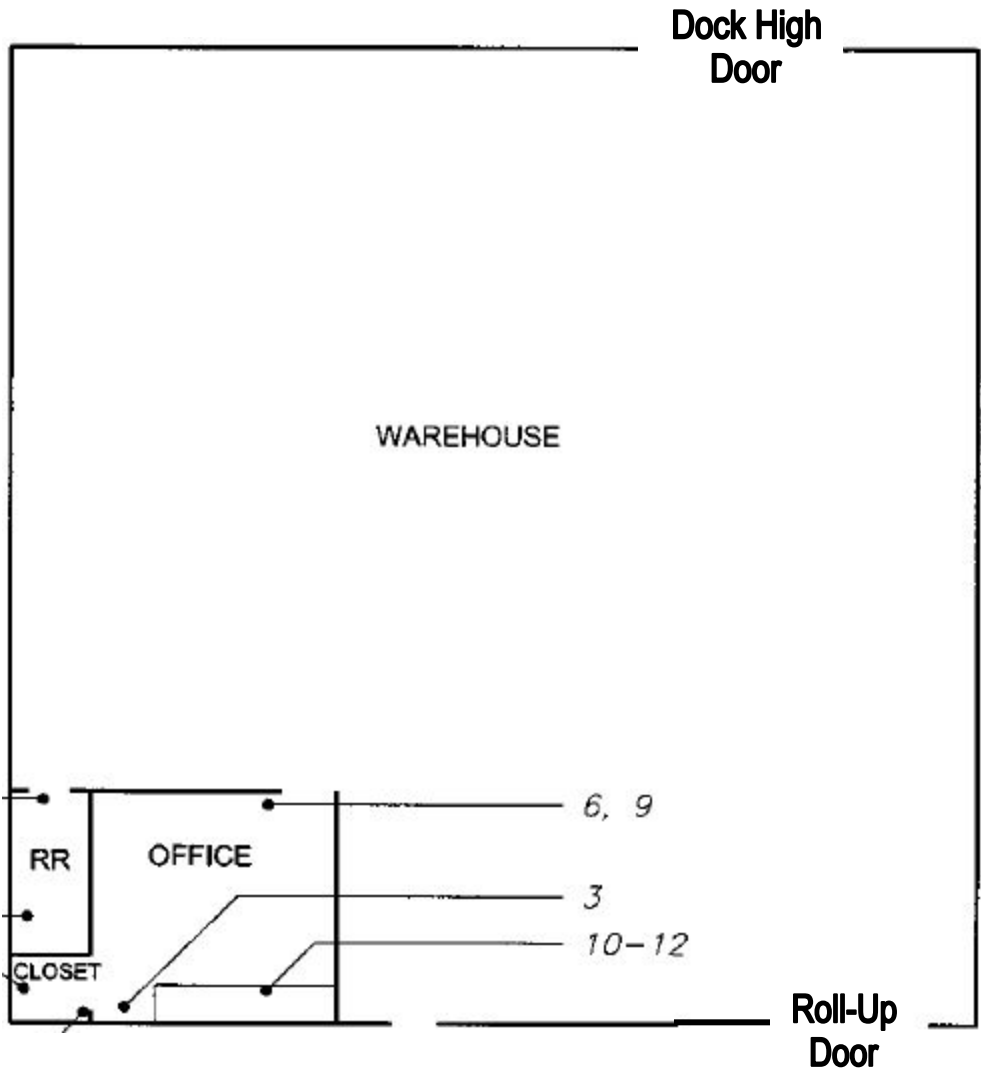
PATRICK BARRY, IV
pbarry@cbcworldwide.com
Phone: (478) 746-8171
Cell: (478) 718-1806

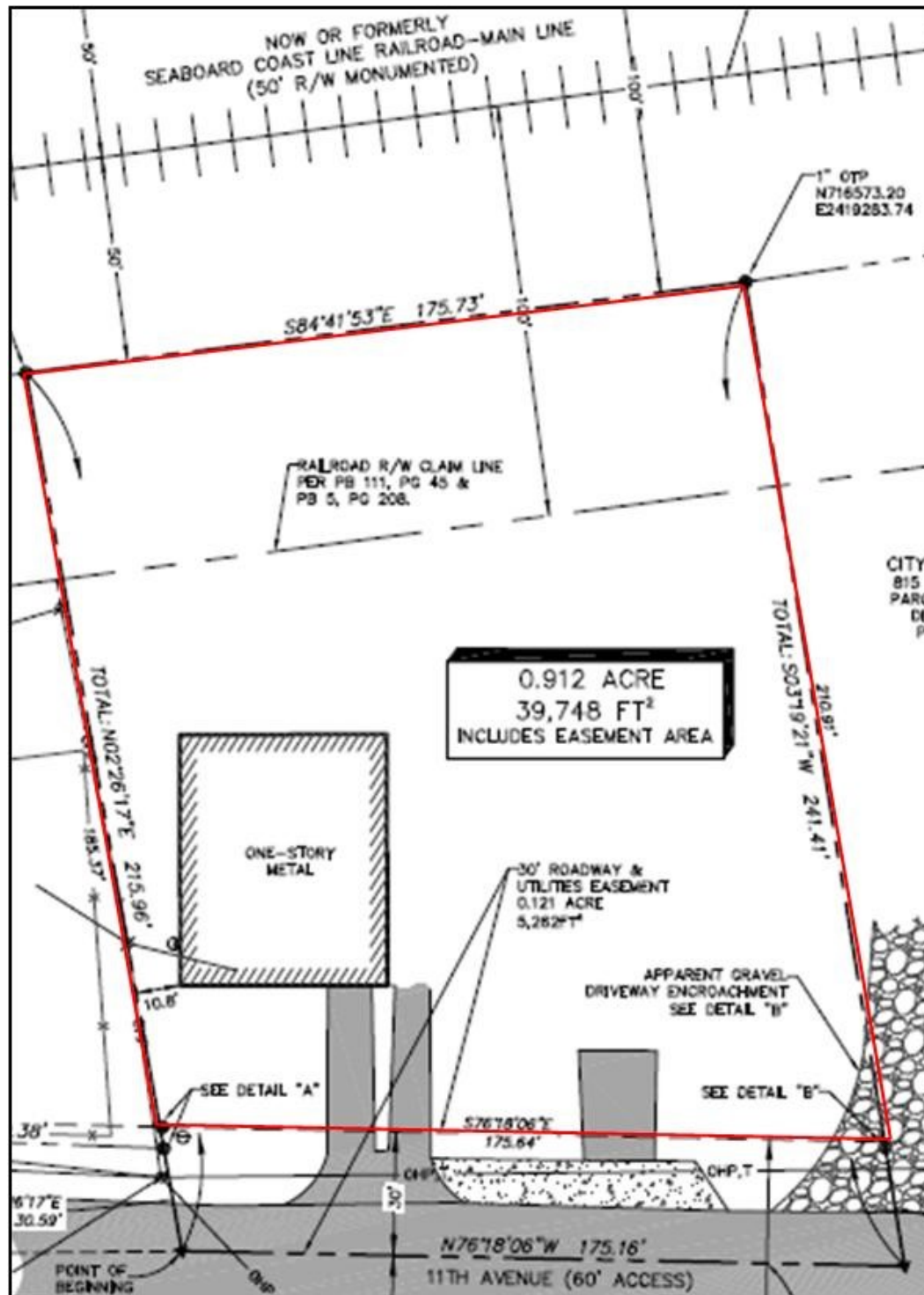
Coldwell Banker Commercial
Eberhardt & Barry Inc.
990 Riverside Drive
Macon, Georgia 31201
(800) 926-0990

715 E. 11th Avenue - Cordele, GA 31015

PHOTOS



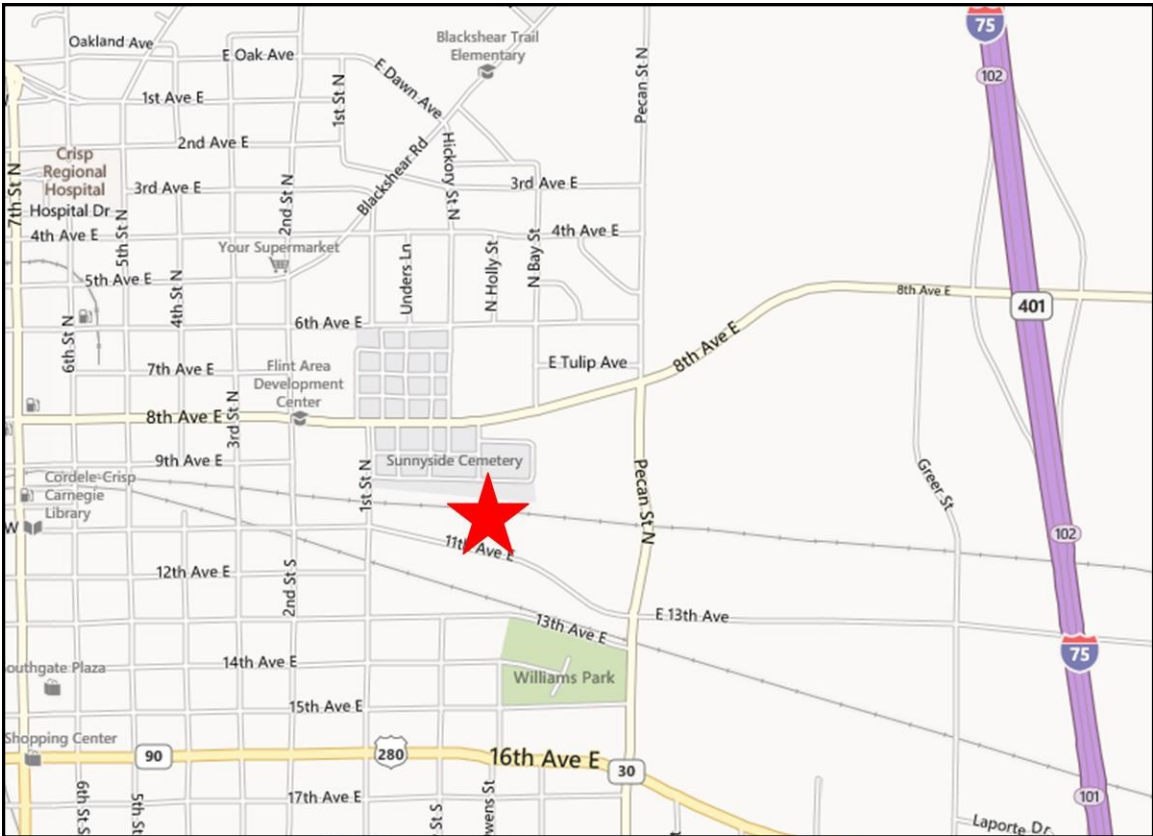






715 E. 11th Avenue - Cordele, GA 31015

MAPS





Demographic and Income Profile

Crisp County, GA
Crisp County, GA (13081)
Geography: County

Prepared by Esri

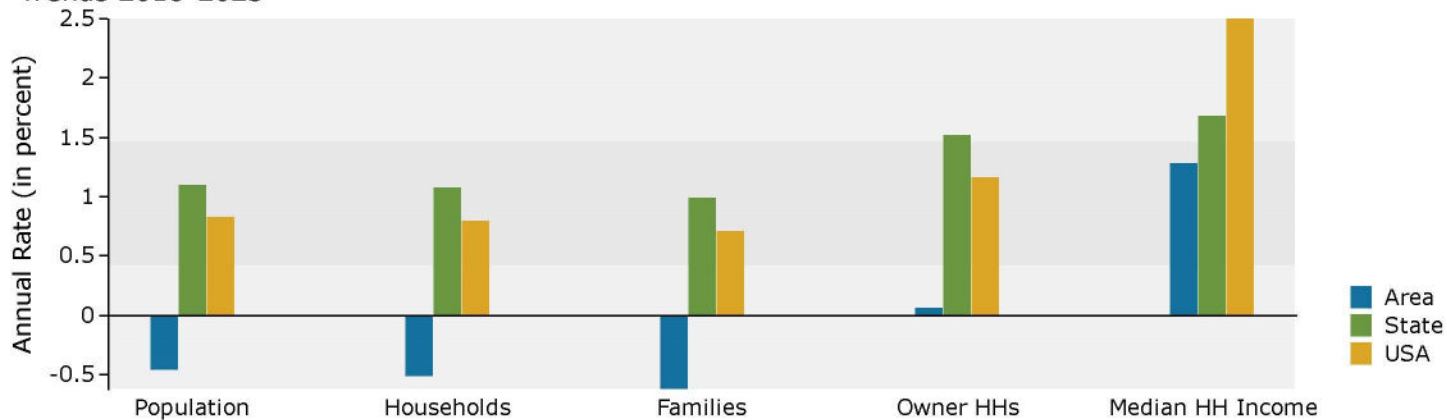
Summary	Census 2010	2018	2023				
Population	23,439	22,808	22,279				
Households	9,079	8,817	8,590				
Families	6,295	6,038	5,851				
Average Household Size	2.53	2.54	2.55				
Owner Occupied Housing Units	5,273	4,965	4,979				
Renter Occupied Housing Units	3,806	3,852	3,611				
Median Age	38.0	39.7	40.8				
Trends: 2018 - 2023 Annual Rate	Area	State	National				
Population	-0.47%	1.10%	0.83%				
Households	-0.52%	1.08%	0.79%				
Families	-0.63%	0.99%	0.71%				
Owner HHs	0.06%	1.52%	1.16%				
Median Household Income	1.28%	1.68%	2.50%				
Households by Income	2018		2023				
	Number	Percent	Number	Percent			
	<\$15,000	2,011	22.8%	1,722	20.0%		
	\$15,000 - \$24,999	1,148	13.0%	1,084	12.6%		
	\$25,000 - \$34,999	1,018	11.5%	1,008	11.7%		
	\$35,000 - \$49,999	1,328	15.1%	1,314	15.3%		
	\$50,000 - \$74,999	1,481	16.8%	1,501	17.5%		
	\$75,000 - \$99,999	797	9.0%	795	9.3%		
	\$100,000 - \$149,999	646	7.3%	748	8.7%		
	\$150,000 - \$199,999	259	2.9%	284	3.3%		
\$200,000+	129	1.5%	134	1.6%			
Median Household Income	\$36,947		\$39,371				
Average Household Income	\$51,320		\$56,394				
Per Capita Income	\$20,100		\$22,011				
Population by Age	Census 2010		2018		2023		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	1,696	7.2%	1,525	6.7%	1,452	6.5%
	5 - 9	1,679	7.2%	1,511	6.6%	1,456	6.5%
	10 - 14	1,676	7.2%	1,495	6.6%	1,458	6.5%
	15 - 19	1,709	7.3%	1,425	6.2%	1,379	6.2%
	20 - 24	1,378	5.9%	1,387	6.1%	1,241	5.6%
	25 - 34	2,739	11.7%	2,808	12.3%	2,644	11.9%
	35 - 44	2,836	12.1%	2,596	11.4%	2,597	11.7%
	45 - 54	3,289	14.0%	2,766	12.1%	2,532	11.4%
	55 - 64	3,164	13.5%	3,216	14.1%	2,965	13.3%
	65 - 74	1,760	7.5%	2,545	11.2%	2,763	12.4%
	75 - 84	1,084	4.6%	1,071	4.7%	1,341	6.0%
	85+	429	1.8%	463	2.0%	451	2.0%
	Race and Ethnicity	Census 2010		2018		2023	
Number		Percent	Number	Percent	Number	Percent	
White Alone		12,487	53.3%	11,463	50.3%	10,778	48.4%
Black Alone		10,079	43.0%	10,232	44.9%	10,173	45.7%
American Indian Alone		32	0.1%	62	0.3%	79	0.4%
Asian Alone		183	0.8%	340	1.5%	474	2.1%
Pacific Islander Alone		11	0.0%	11	0.0%	11	0.0%
Some Other Race Alone		420	1.8%	425	1.9%	449	2.0%
Two or More Races		227	1.0%	275	1.2%	315	1.4%
Hispanic Origin (Any Race)		748	3.2%	745	3.3%	783	3.5%

Data Note: Income is expressed in current dollars.

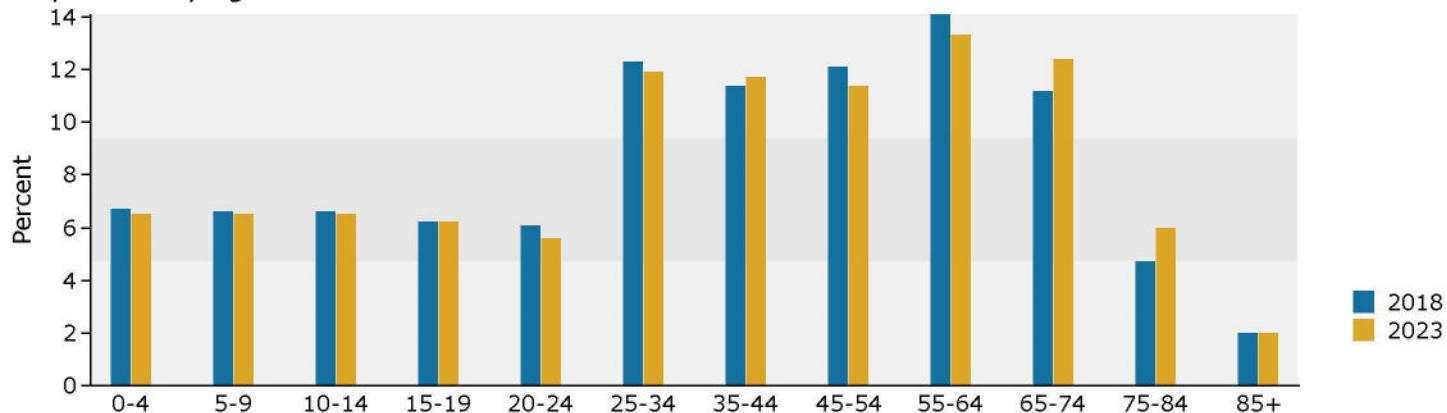
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

May 14, 2019

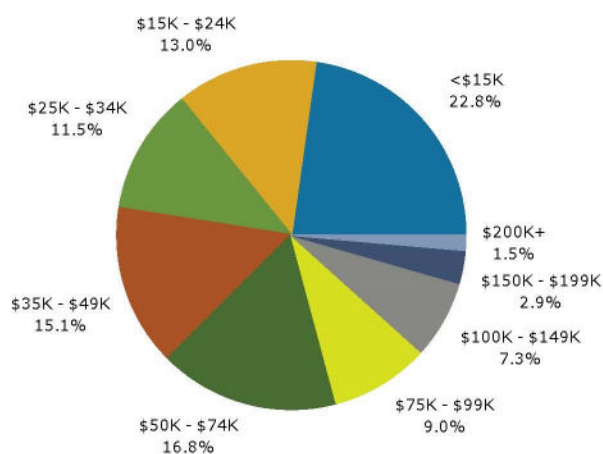
Trends 2018-2023



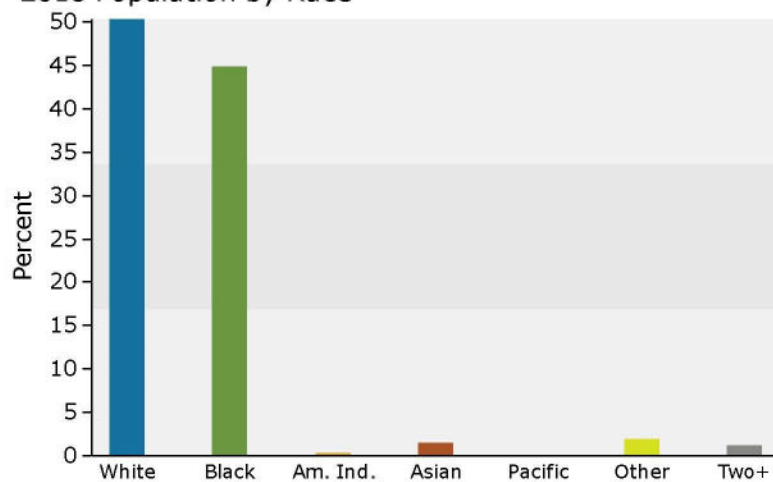
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 3.3%

