

FOR SALE OR LEASE

Warehouse / Office - "New Construction"

**628 Industrial Park Road
Roberta, Crawford County, Georgia 31078**



EBERHARDT & BARRY



- 10,000± SF Office / Warehouse (80' X 125' X 18')
 - 1,500± SF Office upon completion
 - Pre-Engineered metal construction
 - 26 Gauge galvalume PBR roof
 - LED interior lights
 - 80' Clear span
 - 18' Ceiling height
 - Five (5) @ 25' bay spacing
 - Two (2) drive-In doors
 - Three (3) dock high doors with ability to add three more.
- Fully Sprinkled
- 4.03 Acre Site
- All utilities serve the site.
- Zoned I-G, General Industrial District

SALES PRICE: \$395,000

LEASE RATE: \$4,800 PER MONTH, NNN

FOR MORE DETAILS CONTACT:

Revised 8/13/19

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

990 Riverside Drive
Macon, GA 31201

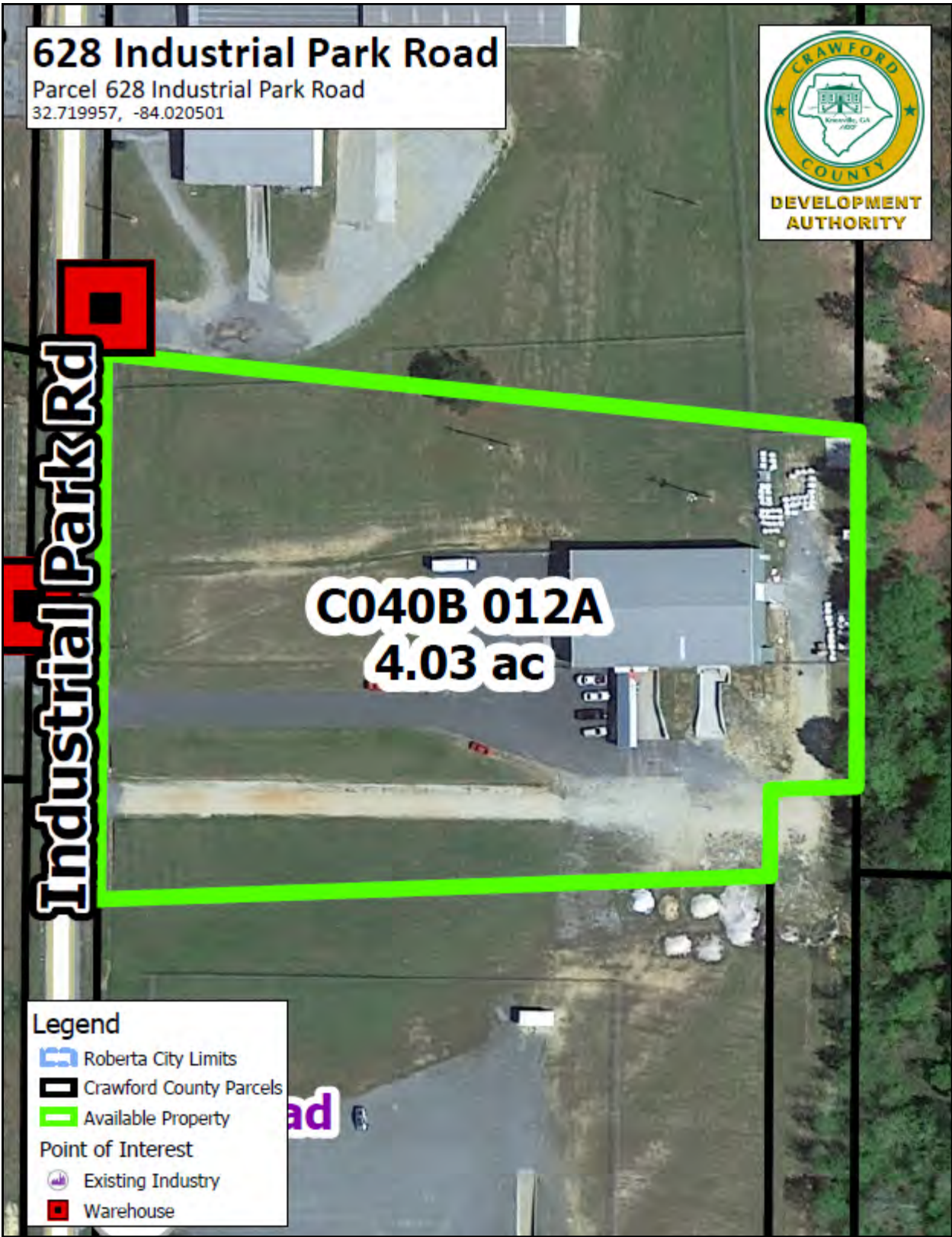
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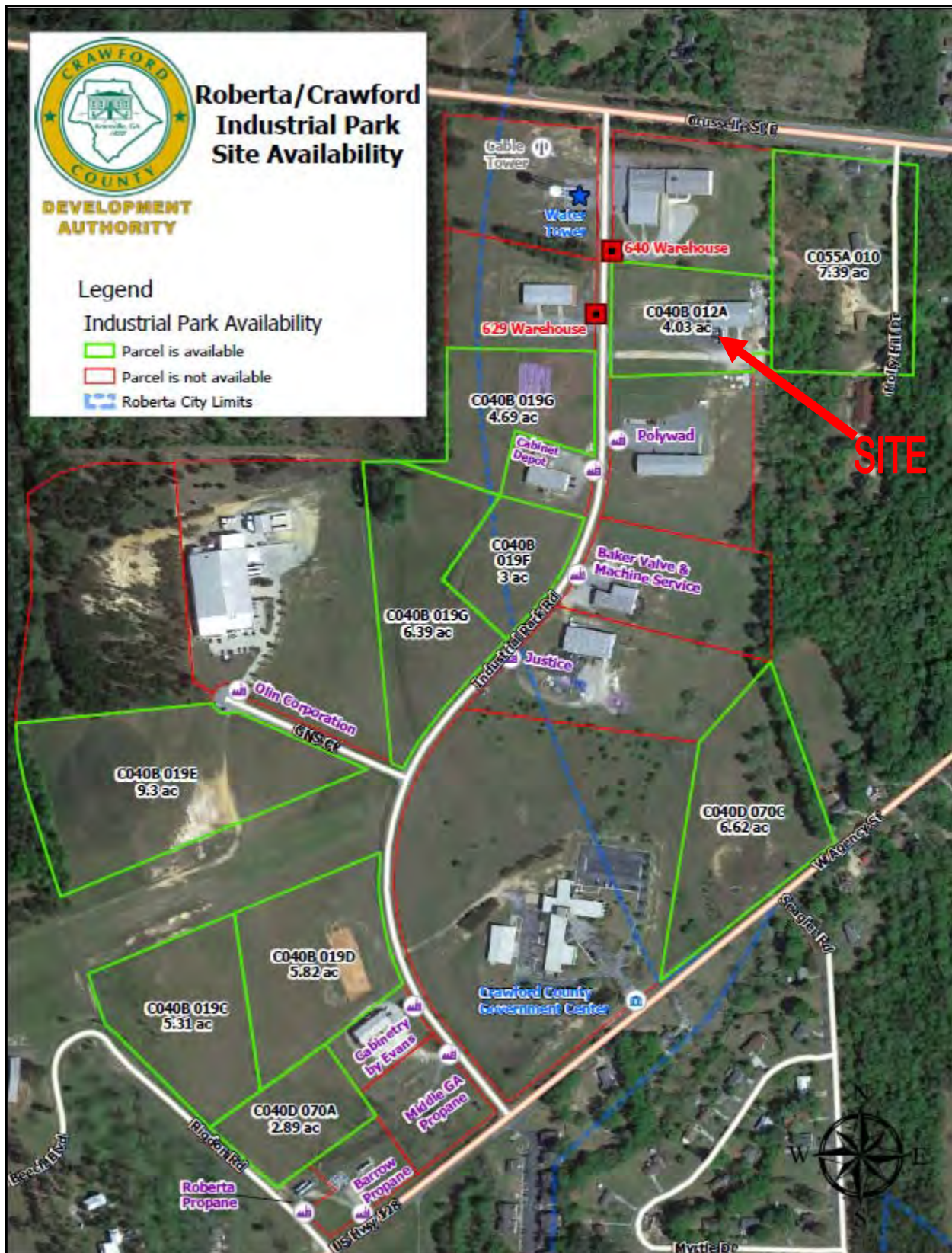


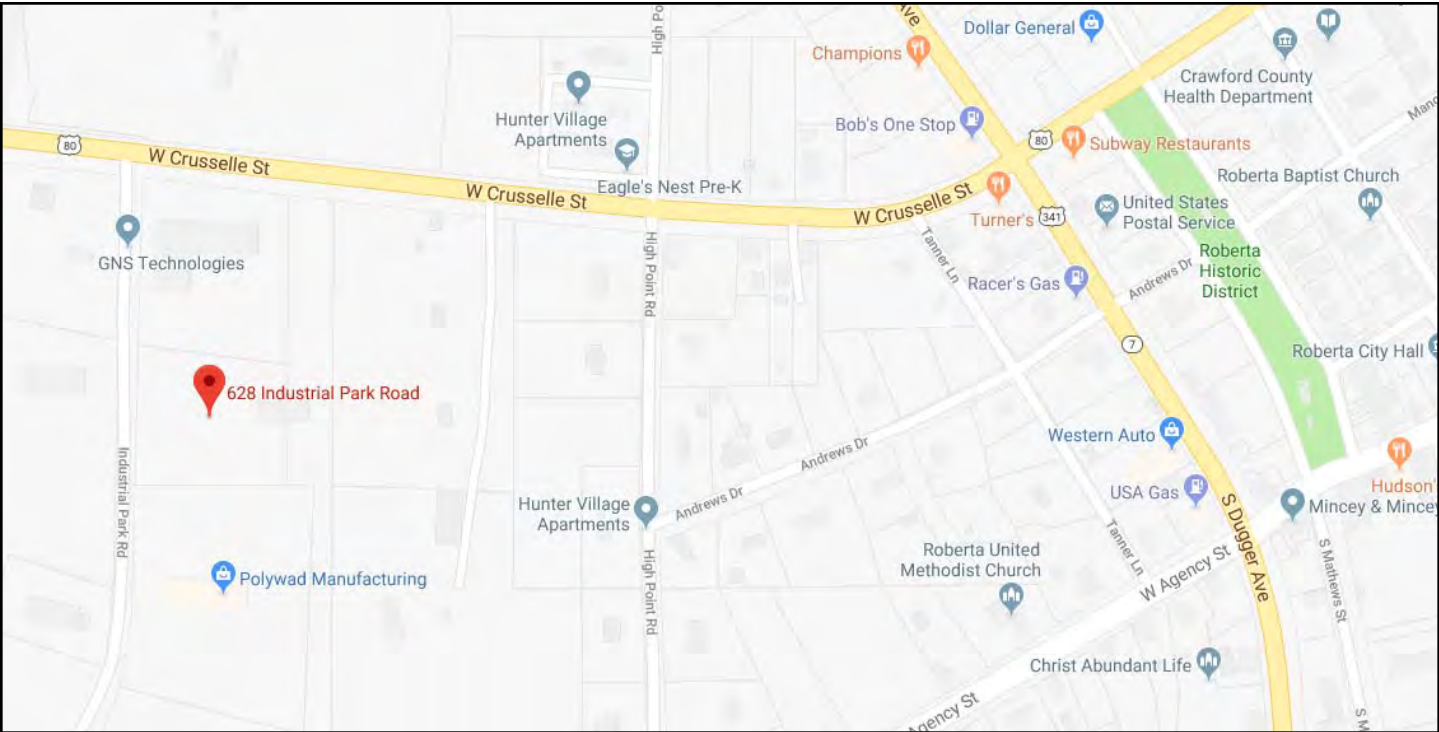
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PHOTOS











Demographic and Income Profile

Crawford County, GA 2
Crawford County, GA (13079)
Geography: County

Prepared by Esri

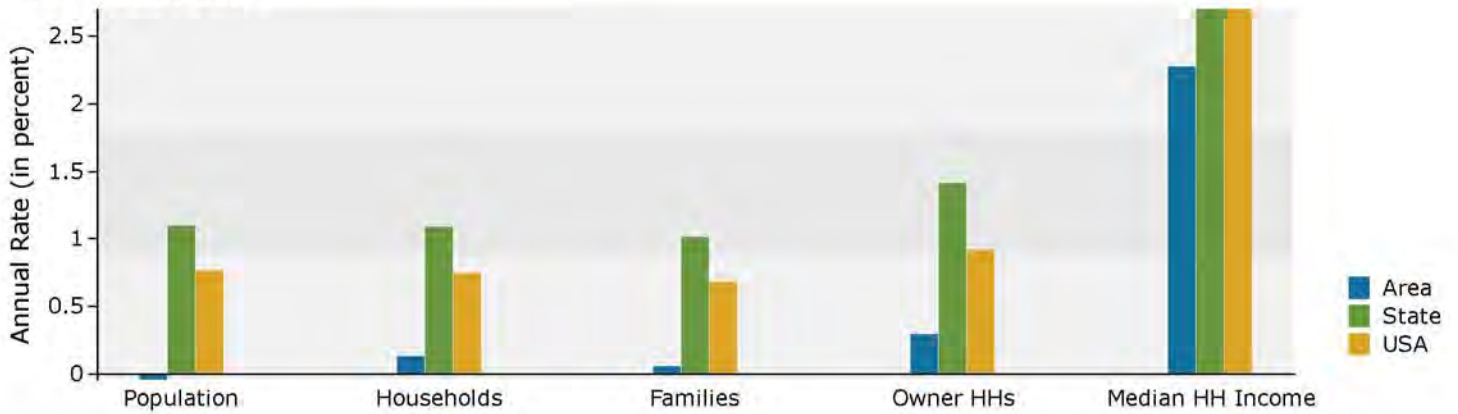
Summary	Census 2010	2019	2024				
Population	12,630	12,636	12,604				
Households	4,822	4,882	4,914				
Families	3,531	3,535	3,543				
Average Household Size	2.59	2.56	2.54				
Owner Occupied Housing Units	3,858	3,690	3,744				
Renter Occupied Housing Units	964	1,192	1,170				
Median Age	41.4	43.5	44.8				
Trends: 2019 - 2024 Annual Rate	Area	State	National				
Population	-0.05%	1.10%	0.77%				
Households	0.13%	1.09%	0.75%				
Families	0.05%	1.01%	0.68%				
Owner HHs	0.29%	1.41%	0.92%				
Median Household Income	2.27%	2.70%	2.70%				
Households by Income	2019		2024				
	Number	Percent	Number	Percent			
	<\$15,000	784	16.1%	641	13.0%		
	\$15,000 - \$24,999	598	12.2%	546	11.1%		
	\$25,000 - \$34,999	652	13.4%	607	12.4%		
	\$35,000 - \$49,999	844	17.3%	848	17.3%		
	\$50,000 - \$74,999	911	18.7%	953	19.4%		
	\$75,000 - \$99,999	562	11.5%	640	13.0%		
	\$100,000 - \$149,999	359	7.4%	450	9.2%		
	\$150,000 - \$199,999	128	2.6%	175	3.6%		
\$200,000+	44	0.9%	54	1.1%			
Median Household Income	\$40,929		\$45,787				
Average Household Income	\$53,542		\$61,140				
Per Capita Income	\$20,702		\$23,853				
Population by Age	Census 2010		2019		2024		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	728	5.8%	642	5.1%	629	5.0%
	5 - 9	771	6.1%	709	5.6%	662	5.3%
	10 - 14	831	6.6%	748	5.9%	755	6.0%
	15 - 19	870	6.9%	665	5.3%	723	5.7%
	20 - 24	724	5.7%	632	5.0%	559	4.4%
	25 - 34	1,327	10.5%	1,652	13.1%	1,374	10.9%
	35 - 44	1,750	13.9%	1,484	11.7%	1,635	13.0%
	45 - 54	2,191	17.3%	1,777	14.1%	1,573	12.5%
	55 - 64	1,776	14.1%	2,061	16.3%	1,991	15.8%
	65 - 74	1,079	8.5%	1,491	11.8%	1,667	13.2%
	75 - 84	477	3.8%	635	5.0%	858	6.8%
85+	106	0.8%	140	1.1%	178	1.4%	
Race and Ethnicity	Census 2010		2019		2024		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	9,428	74.6%	9,568	75.7%	9,543	75.7%
	Black Alone	2,818	22.3%	2,585	20.5%	2,578	20.5%
	American Indian Alone	58	0.5%	67	0.5%	67	0.5%
	Asian Alone	33	0.3%	36	0.3%	36	0.3%
	Pacific Islander Alone	8	0.1%	9	0.1%	9	0.1%
	Some Other Race Alone	127	1.0%	178	1.4%	178	1.4%
	Two or More Races	158	1.3%	193	1.5%	193	1.5%
	Hispanic Origin (Any Race)	301	2.4%	424	3.4%	424	3.4%

Data Note: Income is expressed in current dollars.

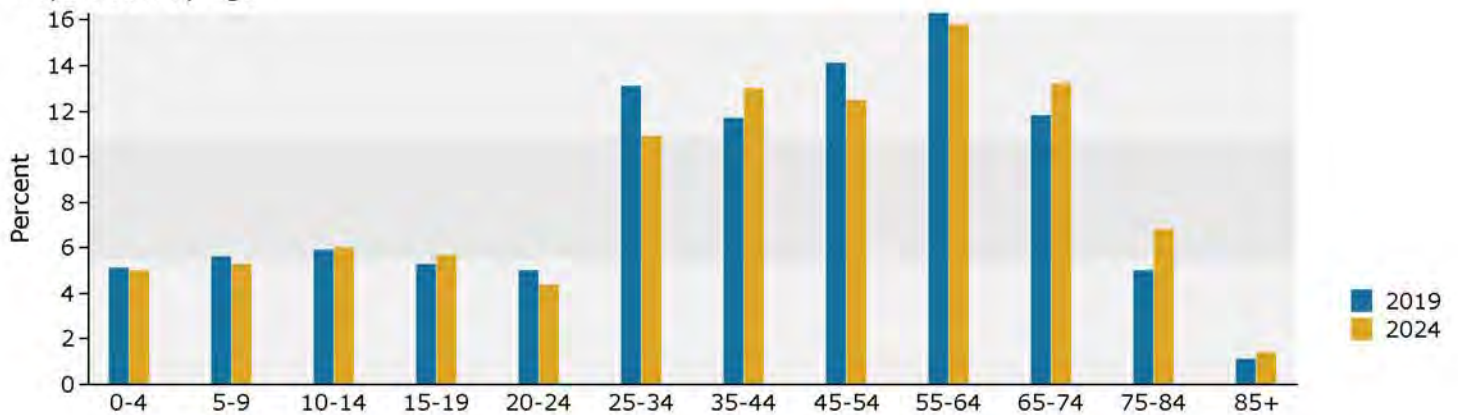
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

August 14, 2019

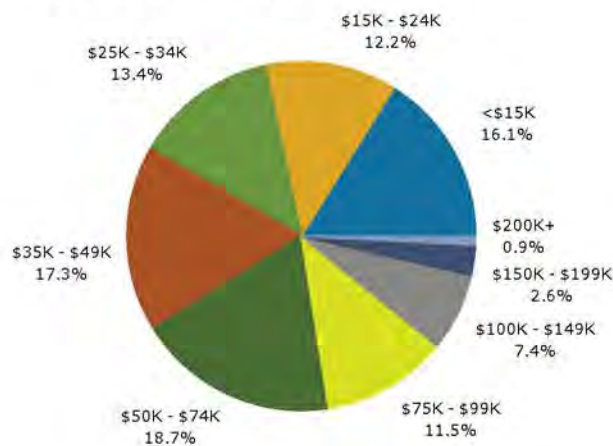
Trends 2019-2024



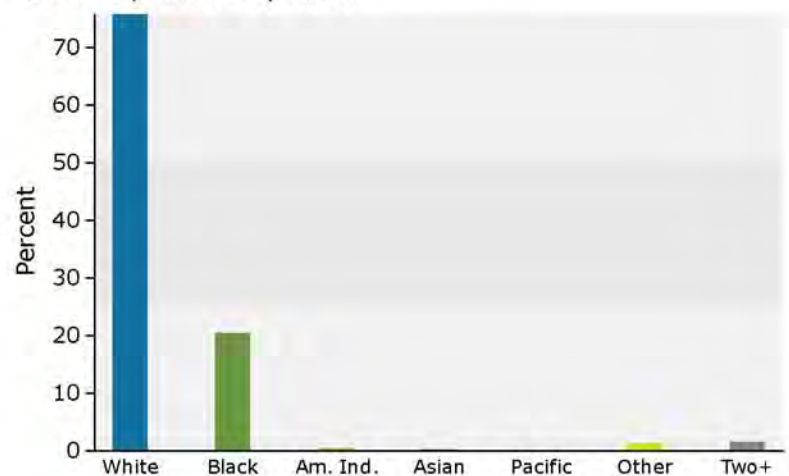
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 3.4%