

SALE

MEDICAL OFFICE

416 E 3RD AVE
CORDELE, GA 31015

SALE PRICE: \$195,000



PATRICK BARRY

ASSOCIATE BROKER

pbarry@cbcgeorgia.com

Cell: (478) 718-1806

Office: (478) 746-8171

990 Riverside Drive

Macon GA 31201



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

The property information herein is derived from various sources that may include, but not be limited to, county records and may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. 24GVKB_CBC_3/24

SALE

416 E 3RD AVE
CORDELE GA 31015

OFFERING SUMMARY

Available SF:	1,680± SF Total
---------------	-----------------

Sales Price:	\$249,000
--------------	-----------

Lot Size:	.52 Acres
-----------	-----------

Year Built:	1974 ; 2013
-------------	-------------

Parking:	~23 lined, paved parking spots
----------	--------------------------------

2023 Property Taxes:	~\$2,842.93
----------------------	-------------

Zoning:	C-3
---------	-----

Utilities:	All public utilities service the site.
------------	--

PATRICK BARRY
ASSOCIATE BROKER
pbarry@cbcgeorgia.com
Cell: (478) 718-1806



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

SALE

416 E 3RD AVE
CORDELE GA 31015



PROPERTY OVERVIEW:

- ±1,680 SF Medical / Dental Office
 - .53 acres
- 1 Waiting Room with Large Reception Area
 - 1 Working Office
 - Lab Area
- 4 Exam Rooms (all with sinks)
- 2 Restrooms Total - (1 in Reception area and 1 in Office)
- Security System w/ multiple cameras placed inside and outside of the building.
 - Outside has motion-sensor lights.
 - ~23 Paved Parking Spaces

PATRICK BARRY
ASSOCIATE BROKER
pbarry@cbcgeorgia.com
Cell: (478) 718-1806



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

SALE

416 E 3RD AVE
CORDELE GA 31015



PATRICK BARRY
ASSOCIATE BROKER
pbarry@cbcgeorgia.com
Cell: (478) 718-1806



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

SALE

416 E 3RD AVE
CORDELE GA 31015



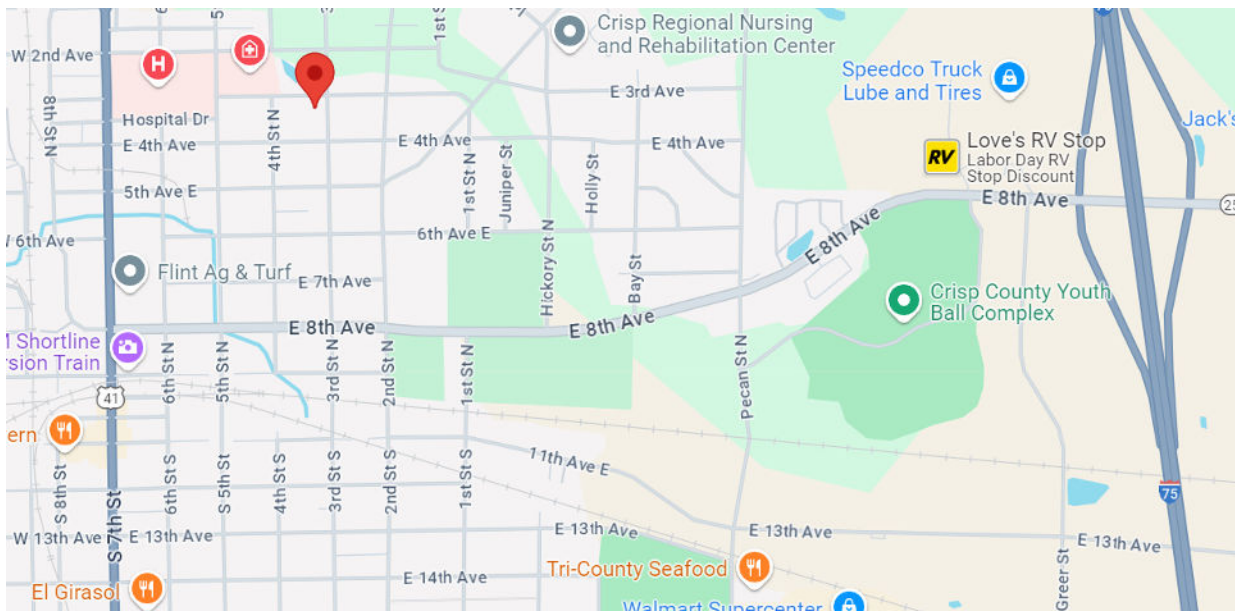
PATRICK BARRY
ASSOCIATE BROKER
pbarry@cbcgeorgia.com
Cell: (478) 718-1806



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

SALE

416 E 3RD AVE
CORDELE GA 31015



PATRICK BARRY
ASSOCIATE BROKER
pbarry@cbcgeorgia.com
Cell: (478) 718-1806



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

5 MILE RADIUS

KEY FACTS

14,231

Population



Average
Household Size

39.6

Median Age

\$45,322

Median Household
Income

EDUCATION

18%

No High
School
Diploma



40%
High School
Graduate



27%
Some College



14%
Bachelor's/Grad/Prof
Degree

BUSINESS



734

Total Businesses



8,310

Total Employees

EMPLOYMENT



48%

White Collar



33%

Blue Collar



18%

Services

5.3%

Unemployment
Rate

INCOME



\$45,322

Median Household
Income



\$29,619

Per Capita Income



\$47,082

Median Net Worth

2024 Households By Income (Esri)

The largest group: <\$15,000 (20.3%)

The smallest group: \$150,000 - \$199,999 (2.9%)

Indicator ▲	Value	Diff	
<\$15,000	20.3%	+4.4%	
\$15,000 - \$24,999	11.5%	+1.2%	
\$25,000 - \$34,999	10.1%	+0.8%	
\$35,000 - \$49,999	10.9%	+0.2%	
\$50,000 - \$74,999	16.7%	-1.4%	
\$75,000 - \$99,999	12.2%	-2.4%	
\$100,000 - \$149,999	9.4%	-1.3%	
\$150,000 - \$199,999	2.9%	-0.8%	

Bars show deviation from Crisp County ▾