

SALE

COMMERCIAL BUILDING



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

910 & 912 JERNIGAN ST
PERRY, GA

SALES PRICE: \$899,900



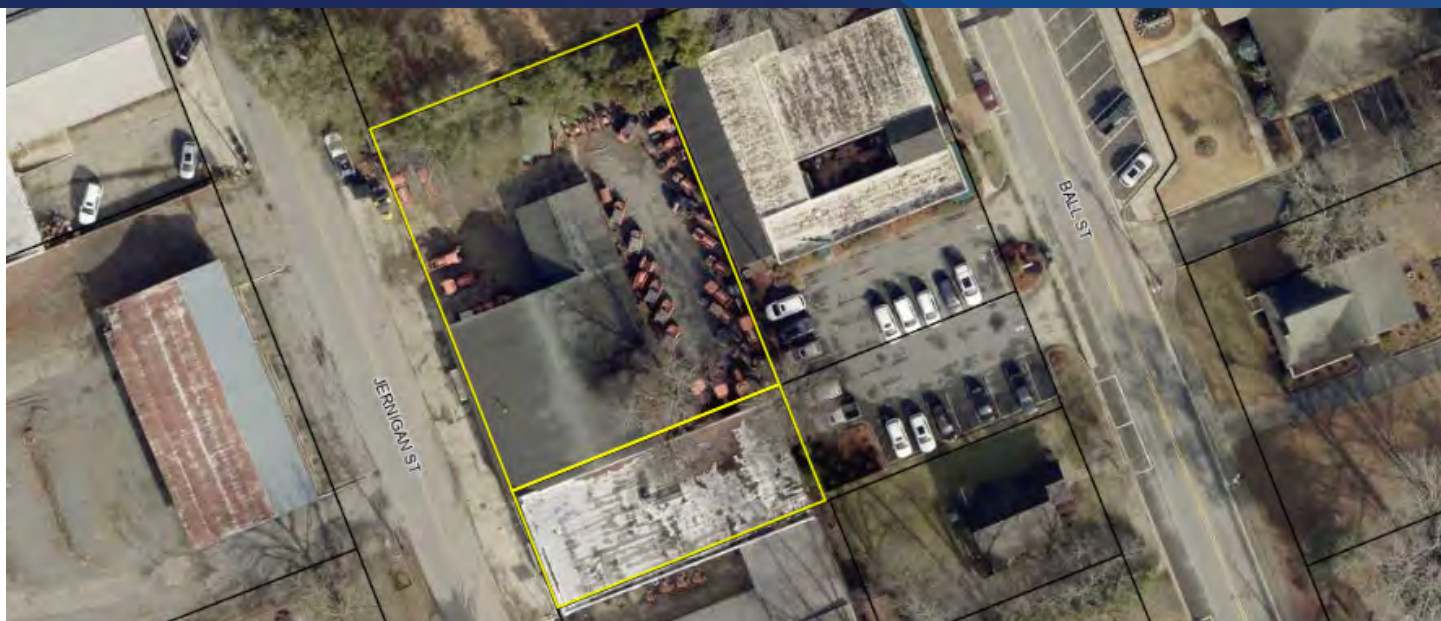
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PROPERTY OVERVIEW:

LOCATED AT 910/912 JERNIGAN STREET IN PERRY, GEORGIA, THIS VERSATILE COMMERCIAL PROPERTY PRESENTS A RARE OPPORTUNITY TO ACQUIRE A WELL-POSITIONED, MULTI-FUNCTIONAL ASSET WITHIN THE COVENANTED DOWNTOWN PERRY CORRIDOR. THE PROPERTY'S FLEXIBLE CONFIGURATION AND ZONING SUPPORT A WIDE RANGE OF POTENTIAL USES, INCLUDING PROFESSIONAL OR ADMINISTRATIVE OFFICES, MEDICAL OR WELLNESS SERVICES, RETAIL, MIXED-USE CONCEPTS, BOUTIQUE HOSPITALITY, CREATIVE WORKSPACE, OR FUTURE REDEVELOPMENT, SUBJECT TO MUNICIPAL APPROVALS. THE LAYOUT ALLOWS FOR SINGLE-USER OCCUPANCY OR SUBDIVISION FOR MULTIPLE TENANTS, MAKING THE ASSET ATTRACTIVE TO BOTH OWNER-USERS AND INVESTORS SEEKING ADAPTABILITY AND LONG-TERM UPSIDE. BUILDING BEING SOLD AS IS WHERE IS. SITUATED NEAR DOWNTOWN PERRY'S CIVIC, RETAIL, AND BUSINESS ANCHORS, THE PROPERTY BENEFITS FROM STRONG VISIBILITY, CONSISTENT TRAFFIC PATTERNS, AND LONG-TERM PLANNING PROTECTIONS ASSOCIATED WITH THE CORRIDOR DESIGNATION, SUPPORTING USE STABILITY AND VALUE PRESERVATION. WITH ONGOING PUBLIC AND PRIVATE INVESTMENT CONTINUING TO STRENGTHEN THE DOWNTOWN CORE, THIS OFFERING REPRESENTS A COMPELLING OPPORTUNITY FOR BUYERS SEEKING IMMEDIATE UTILITY COMBINED WITH FUTURE REPOSITIONING OR REDEVELOPMENT POTENTIAL IN ONE OF MIDDLE GEORGIA'S MOST ESTABLISHED COMMERCIAL ENVIRONMENTS.

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OFFERING SUMMARY

Available SF:	6,800 ± SF Total
Lot Size:	0.5± Acres
Year Built:	1920
Ceiling Height:	Main warehouse 25' center eve ;10' clear Backside warehouse - 10' clear
Zoning:	M-2
Roll-up Door:	Main warehouse: 1- 16' x 12' ; 1 ton Hoist Roller' Backside warehouse / 1 car garage: 2 -10' x 11'
Utilities:	All public utilities service site. Main warehouse is heated. Backside warehouse/garage is heated & cooled.
Offices	8 spaces

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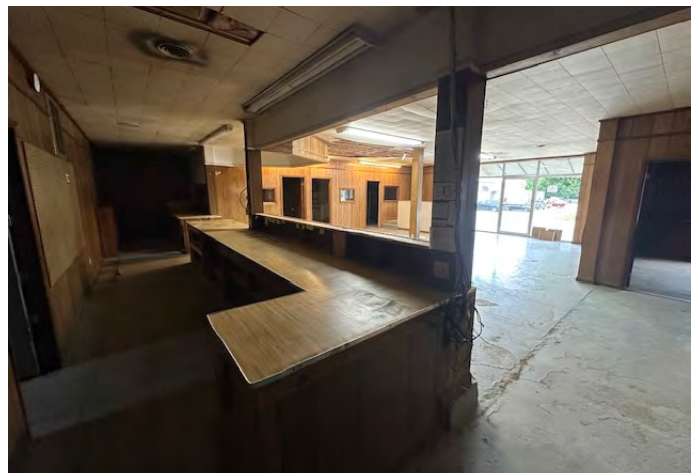
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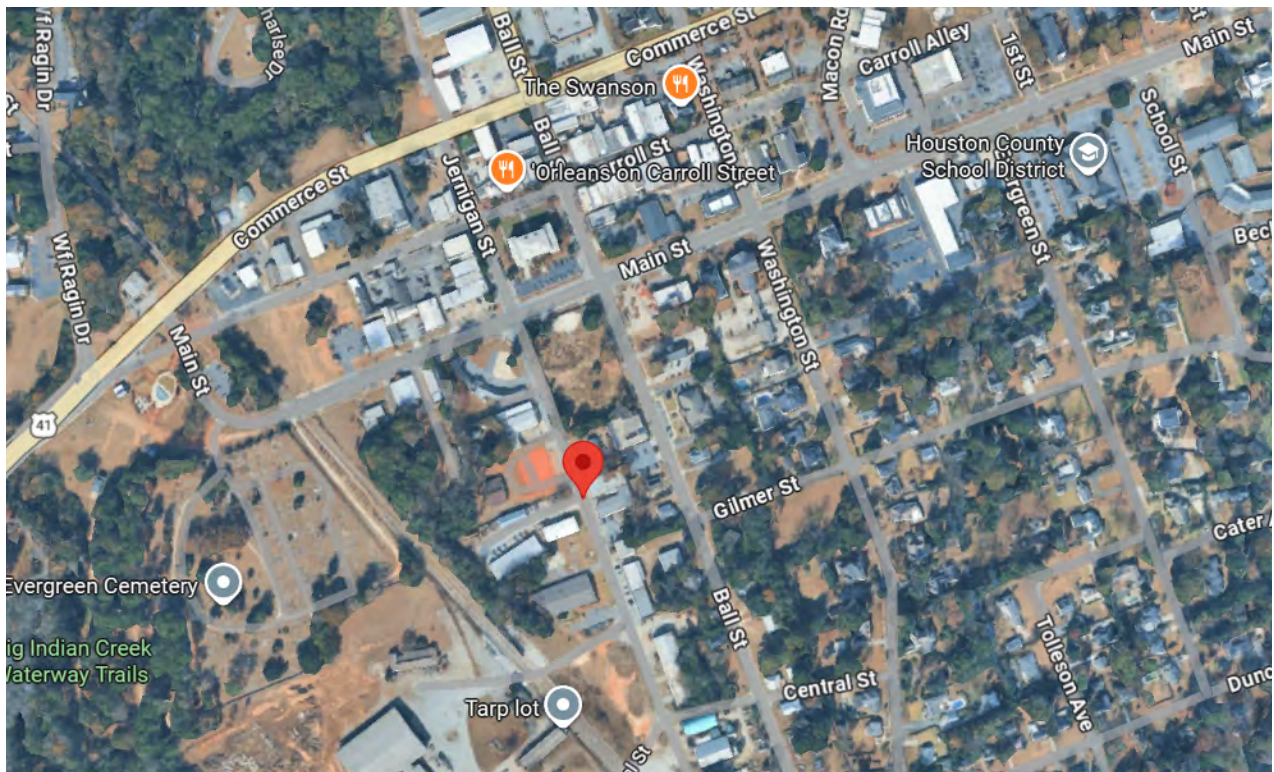
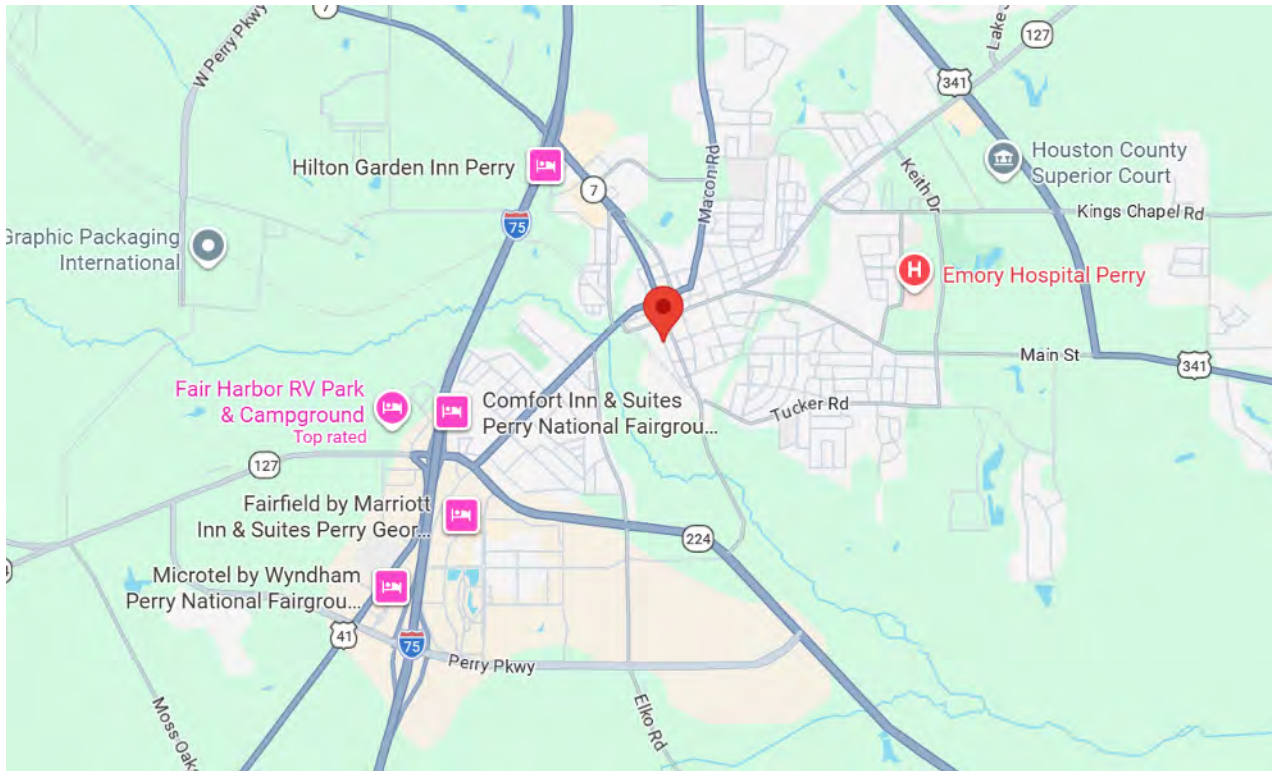
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KEY FACTS

24,208

Population



Average Household Size



Median Age

\$73,076

Median Household Income

EDUCATION



No High School Diploma



31%

High School Graduate



34%

Some College



30%

Bachelor's/Grad/Prof Degree

BUSINESS



794

Total Businesses



15,279

Total Employees

EMPLOYMENT



65%

White Collar



21%

Blue Collar



13%

Services



Unemployment Rate

INCOME



\$73,076

Median Household Income



\$34,836

Per Capita Income



\$196,719

Median Net Worth

2025 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (17.0%)

The smallest group: \$200,000+ (4.8%)

Indicator ▲	Value	Diff
<\$15,000	10.8%	+2.6%
\$15,000 - \$24,999	7.3%	+2.5%
\$25,000 - \$34,999	6.7%	+0.1%
\$35,000 - \$49,999	9.5%	-1.0%
\$50,000 - \$74,999	17.0%	0
\$75,000 - \$99,999	16.4%	+2.7%
\$100,000 - \$149,999	15.8%	-6.7%
\$150,000 - \$199,999	11.7%	+1.4%

Bars show deviation from Houston County

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