

SALE

MEDICAL OFFICE

416 E 3RD AVE
CORDELE, GA 31015

SALE PRICE: \$249,000



PATRICK BARRY
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**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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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.

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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

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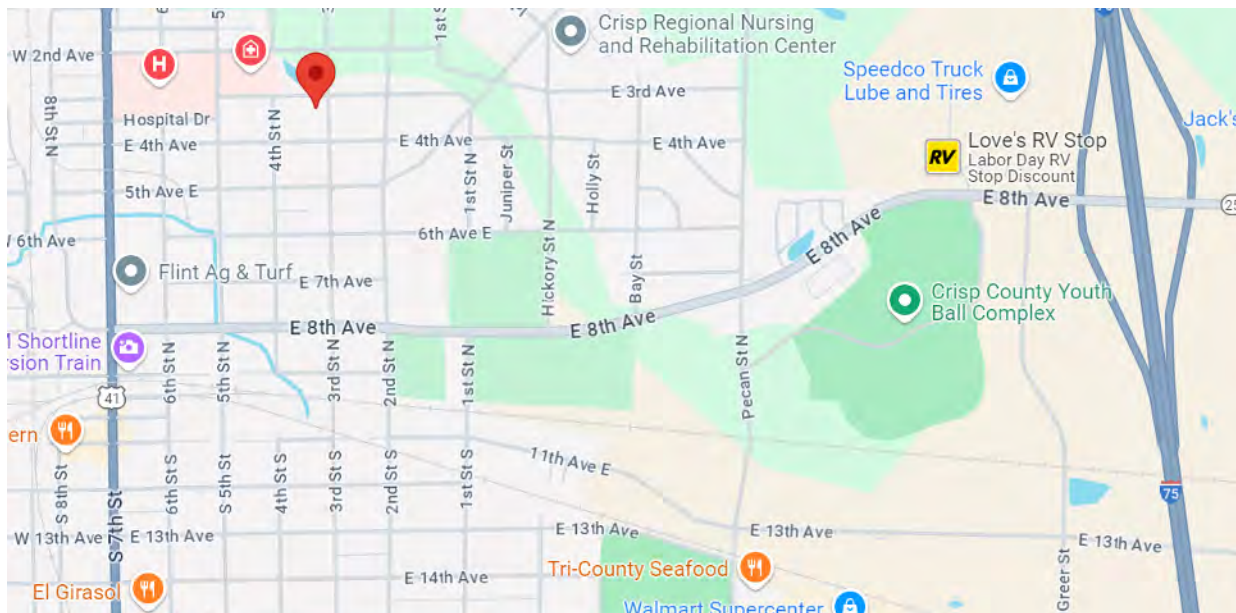
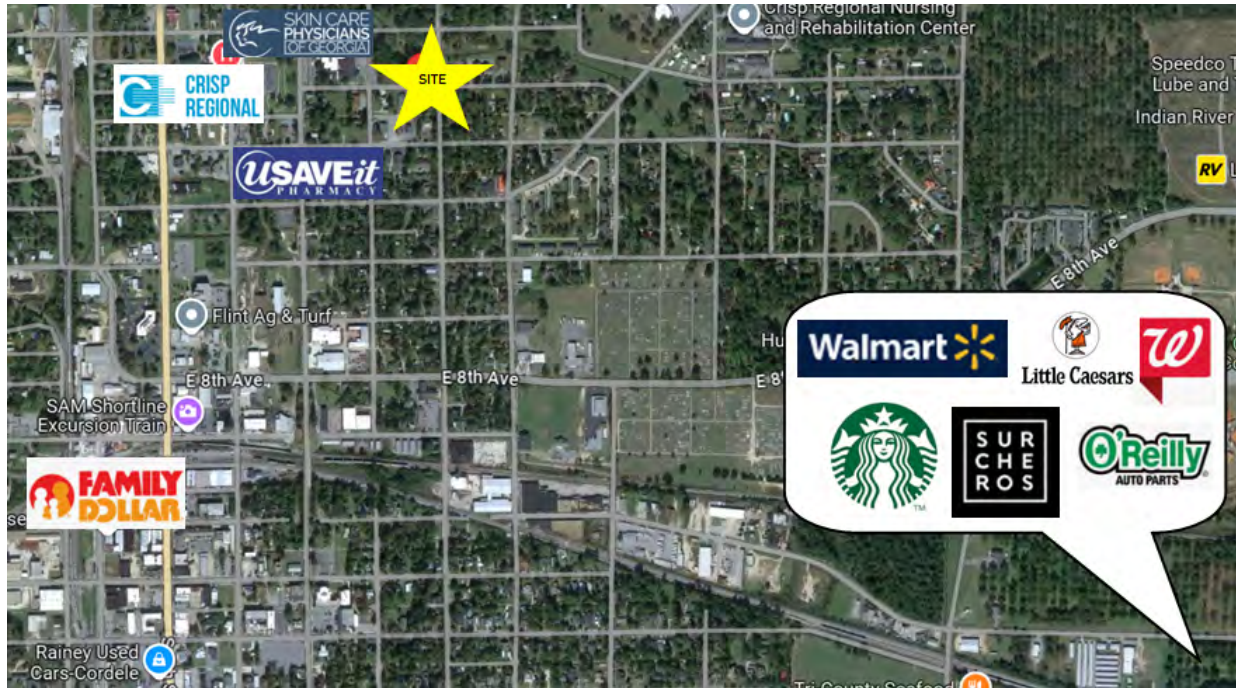
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5 MILE RADIUS

KEY FACTS

14,231

Population



2.4

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 ▾