

COMMERCIAL BUILDING FOR SALE

102 N 7TH STREET
CORDELE, GA 31015
CRISP COUNTY

±8,952 SF

ASKING PRICE:
\$225,000



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PROPERTY INFORMATION

- ±8,952 SF commercial building with investment opportunity great for lofts, retail, office, etc...
- Month to month tenants in place
- The building has two new five-ton HVAC units and a new TPO roof installed February 2025
- Cordele City Taxes - \$225.27
- Crisp County Taxes - \$505.00
- Built in 1889, housed the first national bank until 1938



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TRAFFIC COUNT & DEMOGRAPHICS

- Traffic Count (GDOT 2023:)
E 16th Avenue – 12,800 VPD

102 N 7th Street - Cordele, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	5,306	12,429	14,606
2030 ESTIMATED POPULATION	5,010	11,763	13,813
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	2,185	5,209	6,024
2030 HOUSEHOLD ESTIMATES	2,083	4,982	5,755
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$52,906	\$58,661	\$62,487
2030 HH INCOME ESTIMATE	\$57,775	\$64,360	\$68,649

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



\$58,661



12,429



5,209



6.1%

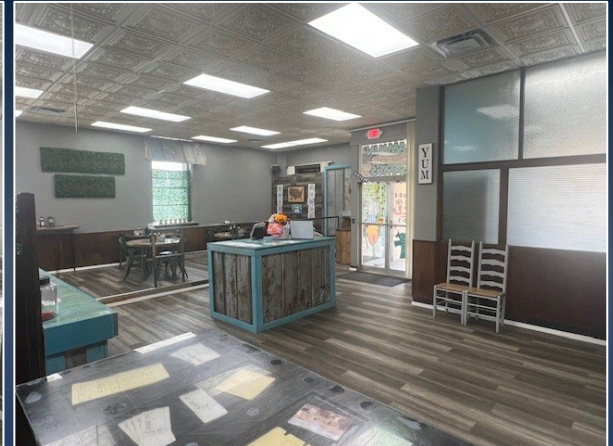


8,112

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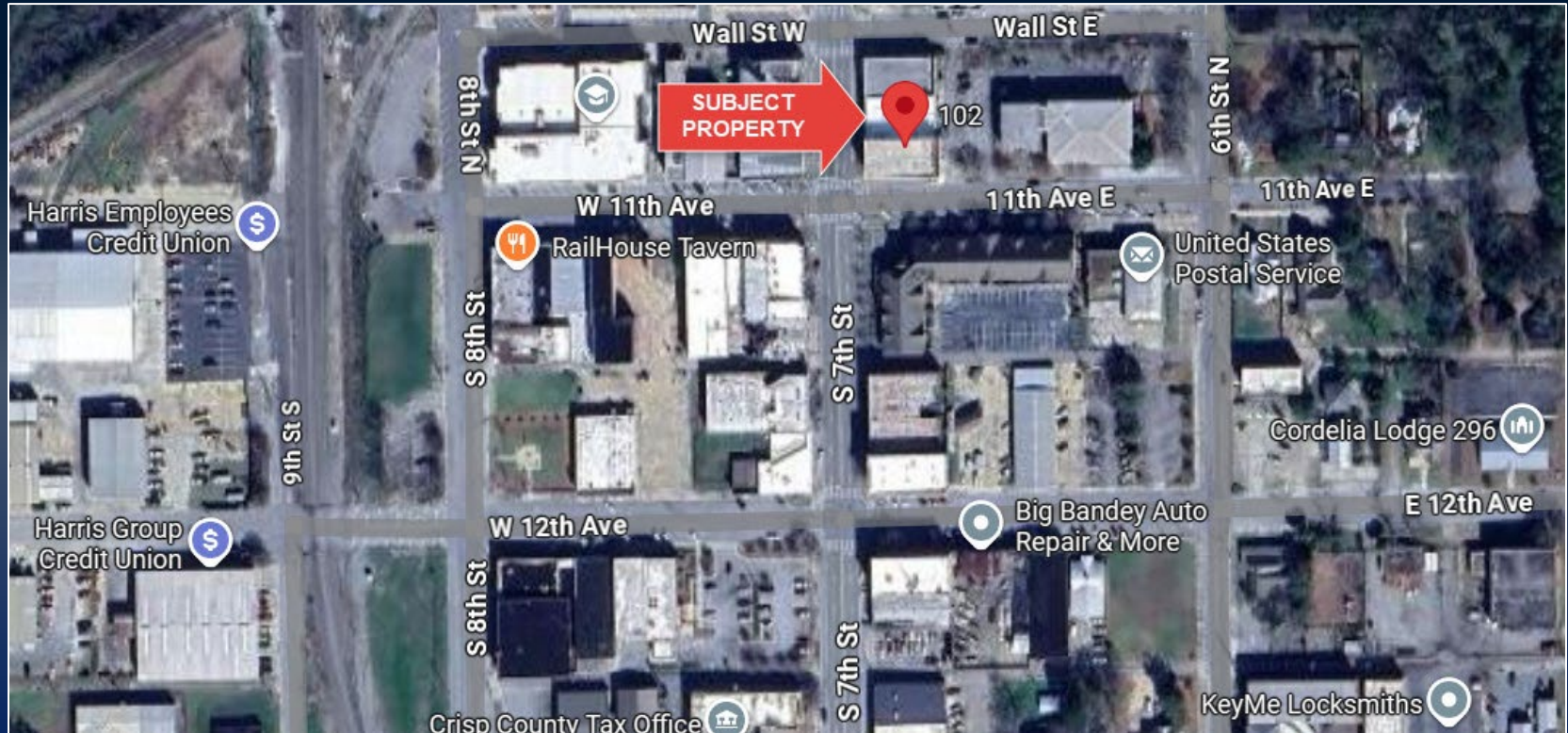
PROPERTY PHOTOS



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MAP



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