

FOR SALE OR LEASE

Glass Front Retail Shops

E Agency Street
Roberta, Crawford County, Georgia 31078



EBERHARDT & BARRY INC



- 3,600± SF Glass Front Retail Building
 - Divided into two 1,800± SF spaces (30' x 60')
- Built in 1920; completely remodeled in 2007
- Roof replaced in 2013; pitched galvanized aluminum
- .17± Acres
- Topography: Level
- Zoned Commercial
- All public utilities serve the property.
- Tax Bills: \$778.31 (2014)

SALES PRICE: \$149,000
LEASE RATE: \$1,000 PER MONTH

FOR MORE DETAILS CONTACT:

Created 5/25/15

PATRICK BARRY - EXCLUSIVE AGENT
pbarry@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.

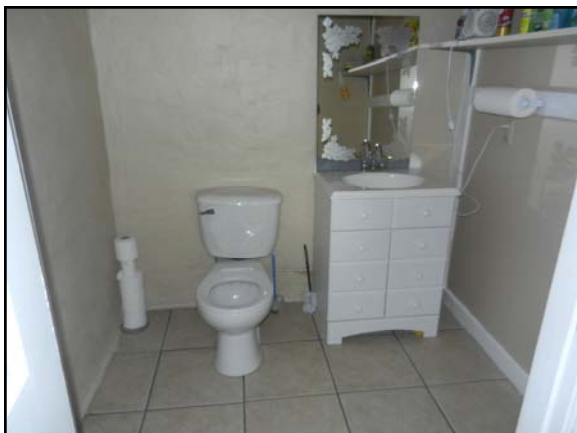
Main 478-746-8171 **Toll Free** 800-926-0990
Fax 478-746-1362 **Cell** 478-718-1806
www.coldwellbankercommercialeb.com

990 Riverside Drive
Macon, GA 31201

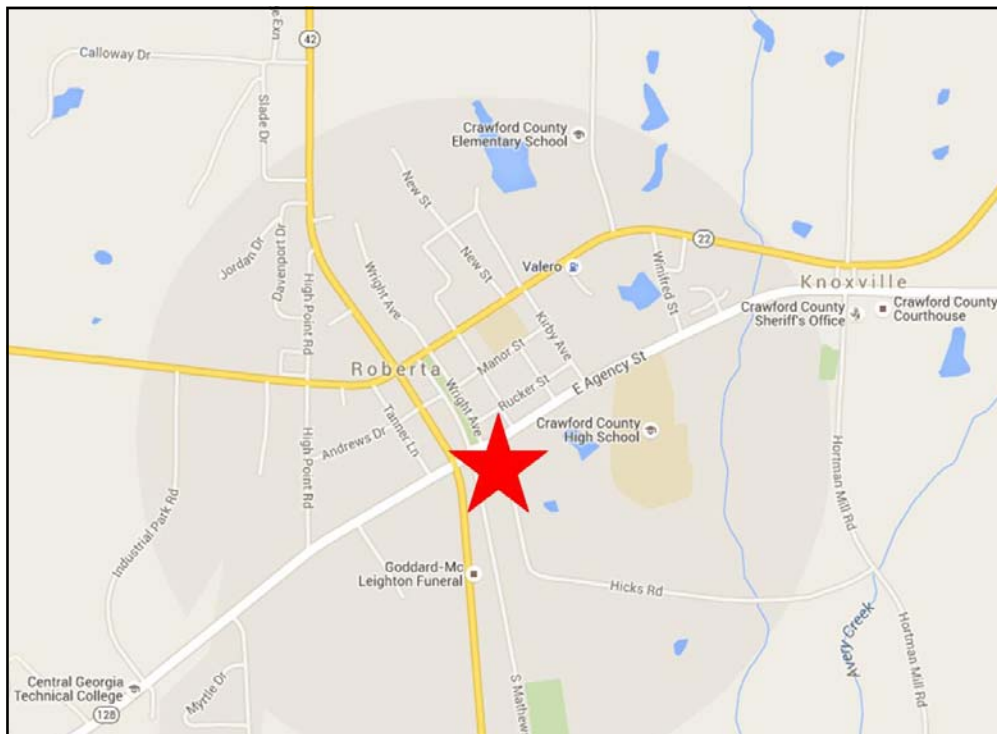


E Agency Street - Roberta, GA 31078

PROPERTY PHOTOS - 1,410 SF BUILDING









Demographic and Income Profile

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

Summary	Census 2010	2015	2020
Population	12,630	12,516	12,384
Households	4,822	4,868	4,859
Families	3,531	3,529	3,502
Average Household Size	2.59	2.54	2.52
Owner Occupied Housing Units	3,858	3,747	3,736
Renter Occupied Housing Units	964	1,121	1,123
Median Age	41.4	43.1	45.3
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	-0.21%	0.90%	0.75%
Households	-0.04%	0.93%	0.77%
Families	-0.15%	0.80%	0.69%
Owner HHs	-0.06%	0.90%	0.70%
Median Household Income	3.80%	2.80%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	872	17.9%	819	16.9%
\$15,000 - \$24,999	562	11.5%	431	8.9%
\$25,000 - \$34,999	554	11.4%	462	9.5%
\$35,000 - \$49,999	634	13.0%	569	11.7%
\$50,000 - \$74,999	745	15.3%	738	15.2%
\$75,000 - \$99,999	660	13.6%	958	19.7%
\$100,000 - \$149,999	688	14.1%	689	14.2%
\$150,000 - \$199,999	123	2.5%	156	3.2%
\$200,000+	30	0.6%	37	0.8%

Median Household Income	\$44,554	\$53,697
Average Household Income	\$56,597	\$64,662
Per Capita Income	\$22,106	\$25,466

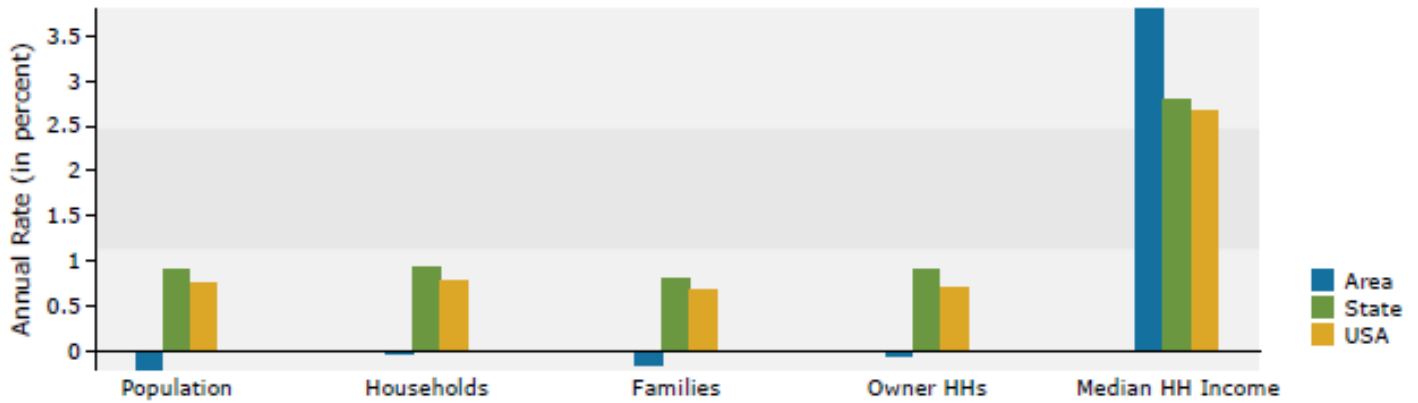
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	728	5.8%	671	5.4%	606	4.9%
5 - 9	771	6.1%	735	5.9%	672	5.4%
10 - 14	831	6.6%	743	5.9%	766	6.2%
15 - 19	870	6.9%	701	5.6%	716	5.8%
20 - 24	724	5.7%	737	5.9%	579	4.7%
25 - 34	1,327	10.5%	1,501	12.0%	1,420	11.5%
35 - 44	1,750	13.9%	1,479	11.8%	1,387	11.2%
45 - 54	2,191	17.3%	1,992	15.9%	1,742	14.1%
55 - 64	1,776	14.1%	1,953	15.6%	2,112	17.1%
65 - 74	1,079	8.5%	1,339	10.7%	1,543	12.5%
75 - 84	477	3.8%	535	4.3%	683	5.5%
85+	106	0.8%	130	1.0%	158	1.3%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,428	74.6%	9,402	75.1%	9,352	75.5%
Black Alone	2,818	22.3%	2,621	20.9%	2,442	19.7%
American Indian Alone	58	0.5%	69	0.6%	79	0.6%
Asian Alone	33	0.3%	46	0.4%	59	0.5%
Pacific Islander Alone	8	0.1%	8	0.1%	8	0.1%
Some Other Race Alone	127	1.0%	173	1.4%	206	1.7%
Two or More Races	158	1.3%	197	1.6%	238	1.9%
Hispanic Origin (Any Race)	301	2.4%	415	3.3%	537	4.3%

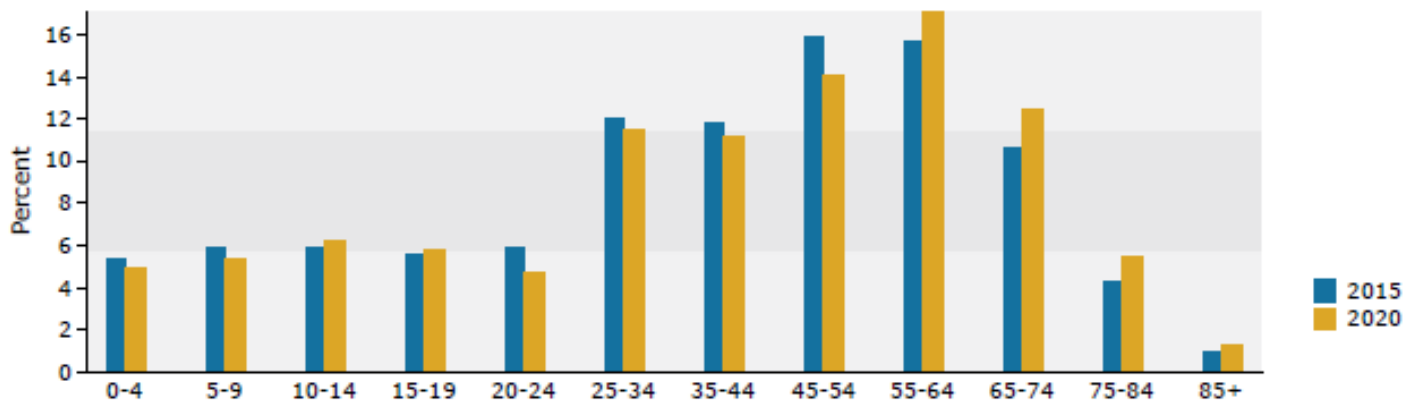
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

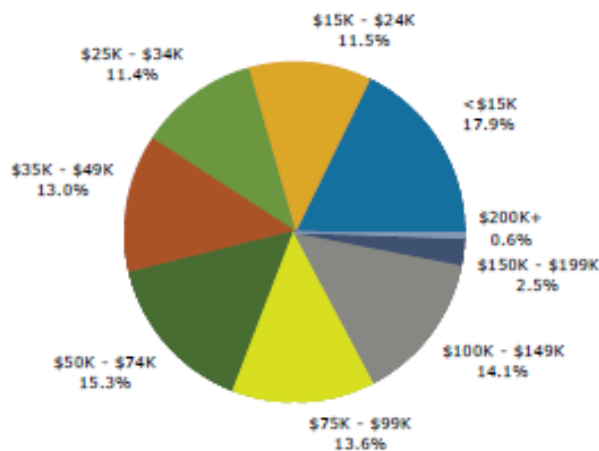
Trends 2015-2020



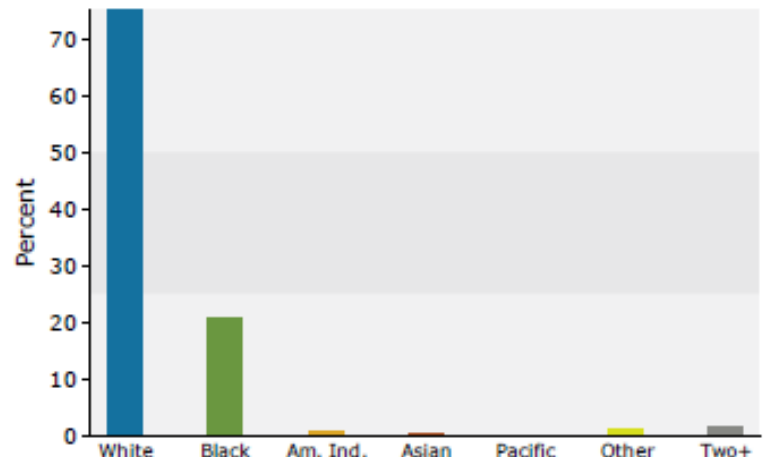
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 3.3%