

FOR SALE



EBERHARDT & BARRY

PRICE REDUCED

Property Video: <https://youtu.be/OJl8hA9Loyw>

Former Dry Goods / Frozen Foods Distribution Facility & Offices



**66,825± Square Foot Building with Cold Storage
(Excludes 10,000± Square Foot Mezzanine Area)
3.6± Acres**

**115 Maple Street N
Adel, Cook County, Georgia 31620**

**REDUCED SALES PRICE: ~~\$525,000~~ \$395,000
(Includes all Furniture, Fixtures & Equipment)**

FOR MORE DETAILS CONTACT:

Revised 1/14/19

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990 Riverside Drive
Macon, GA 31201



PROPERTY VIDEO:	https://youtu.be/OJI8hA9Loyw
BUILDING INFORMATION:	66,825± Total Square Feet <ul style="list-style-type: none"> - 28,000± SF (350' X 80') Cold Storage / Distribution with 4,200± office - 5,225± SF Cold Storage (95' X 55') - 33,600± SF (300' X 112') Rack Storage & Distribution
ACREAGE:	<ul style="list-style-type: none"> • 3.6± Acres • 54' X 305' Corner lot without improvements that would serve as added parking for this property; located in the S.E. corner of West Third Street and N. Maple Street
TOPOGRAPHY:	Level; at street grade
ZONED:	Industrial
YEAR BUILT:	1970
CEILING HEIGHT:	<ul style="list-style-type: none"> • Rack, storage area: 30' • Offices: 10' • Cold storage distribution facility: 20' • Cooler: 18'
WALLS:	Metal
FIRE PROTECTION:	Wet overhead sprinkler system
ROOF:	Metal
FLOORING:	6" concrete
LIGHTING:	Fluorescent
UTILITIES:	<ul style="list-style-type: none"> • Water: City of Adel • Sewer: City of Adel • Gas: Natural gas, multiple providers • Electricity: Georgia Power Company
TRUCK LOADING:	<ul style="list-style-type: none"> • Six dock high doors on Maple Street • Four dock high doors on Poplar Street
RAIL:	None
PARKING:	Concrete parking surface on main lots. Concrete employee parking lot across Maple Street for 60 vehicles.
ACCESS:	.8 miles to Interstate 75
TAX BILL:	\$7,303.91 (2018)



115 N Maple Street - Adel, GA / **PROPERTY PHOTOS**





115 N Maple Street - Adel, GA / **PROPERTY PHOTOS**



Cold Storage



Cold Storage



115 N Maple Street - Adel, GA / **PROPERTY PHOTOS**

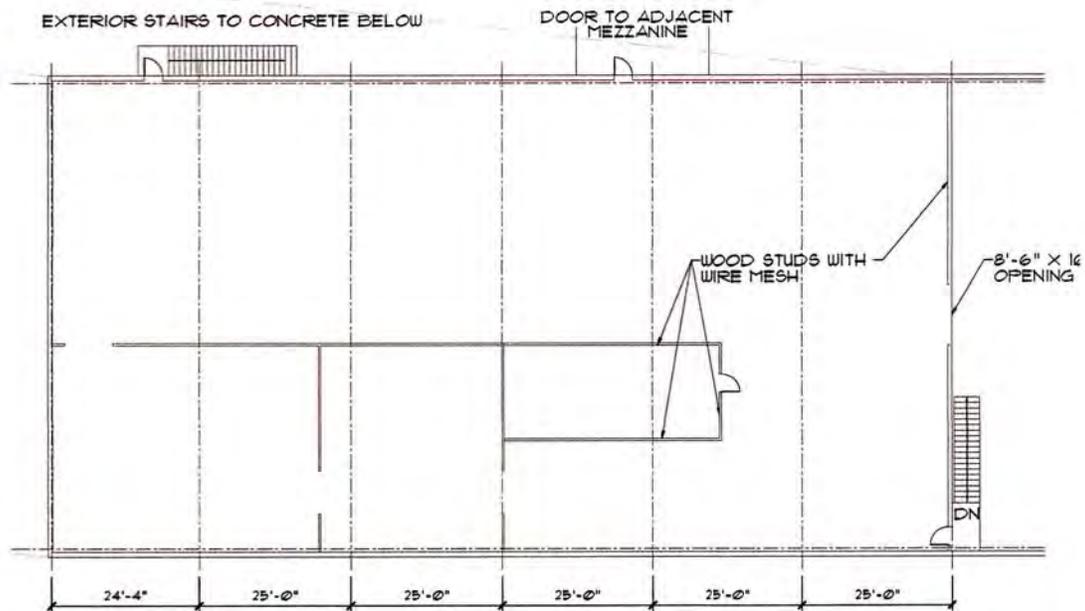


N Poplar Street Docks



Maple Street Docks





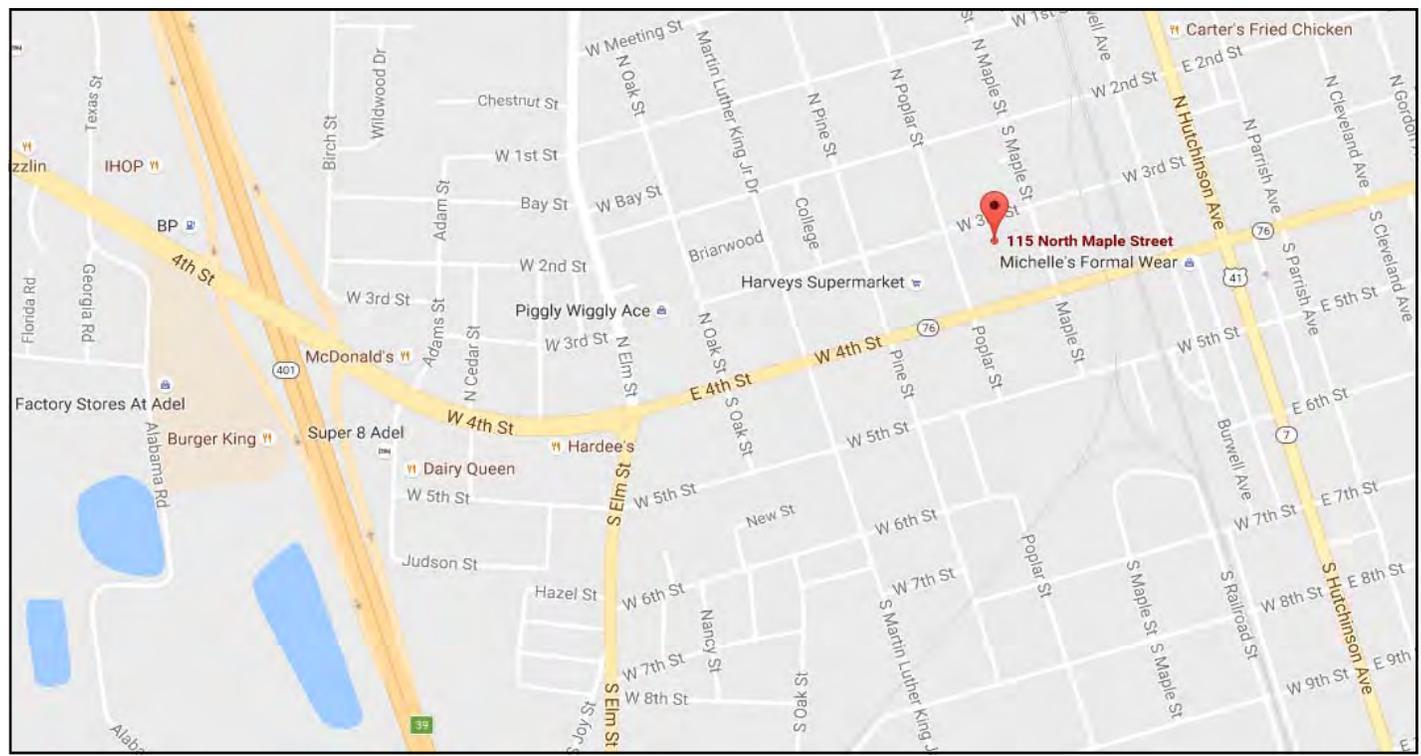
MAIN BUILDING MEZZANINE PLAN

AS-BUILT PLANS: SCALE 1/16" = 1'-0"

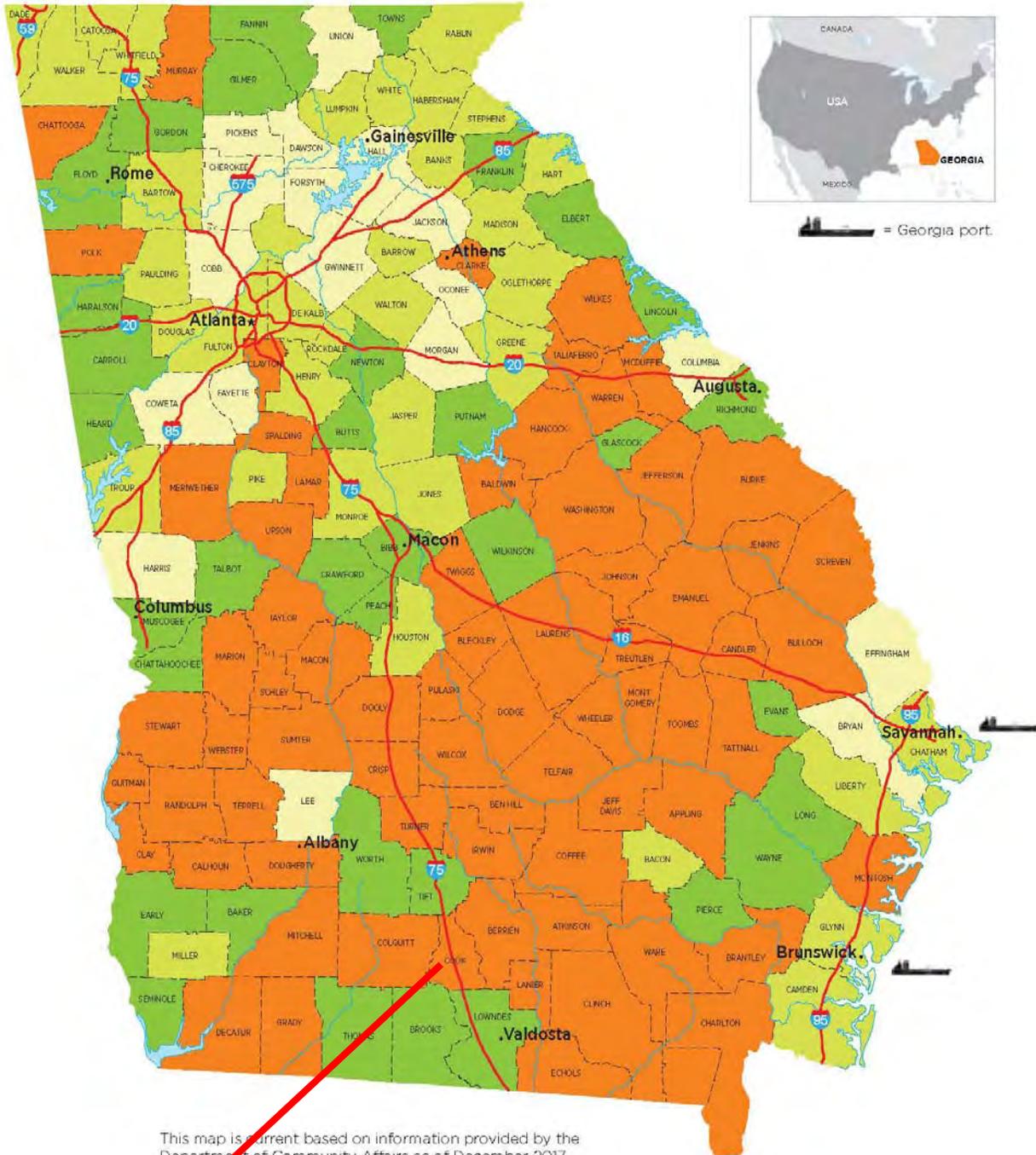


115 N Maple Street - Adel, GA

LOCATION MAPS



GEORGIA 2018 JOB TAX CREDIT TIERS



TIER	JOB TAX CREDIT \$ (FOR 5 YEARS)	MIN. NEW JOBS	USE OF CREDITS**	CARRY FORWARD
1	\$4,000*	2	100% of tax liability - excess to withholding up to \$3,500	10 years
2	\$3,000*	10	100% of tax liability	10 years
3	\$1,750*	15	50% of tax liability	10 years
4	\$1,250*	25	50% of tax liability	10 years
MZ/OZ	\$3,500	2	100% of tax liability - excess to withholding	10 years
LDCT	\$3,500	5	100% of tax liability - excess to withholding	10 years

*Includes \$500 bonus for Joint Development Authority (JDA). Georgia counties can form partnerships that benefit companies with this \$500 Job Tax Credit bonus. The majority of counties are in a JDA. To confirm a county's status, please call 404.962.4931.

** Tax credits are applied to Georgia corporate income taxes

MZ= Military Zone

OZ= Opportunity Zone

LDCT= Less Developed Census Tract



Demographic and Income Profile

Cook County, GA
 Cook County, GA (13075)
 Geography: County

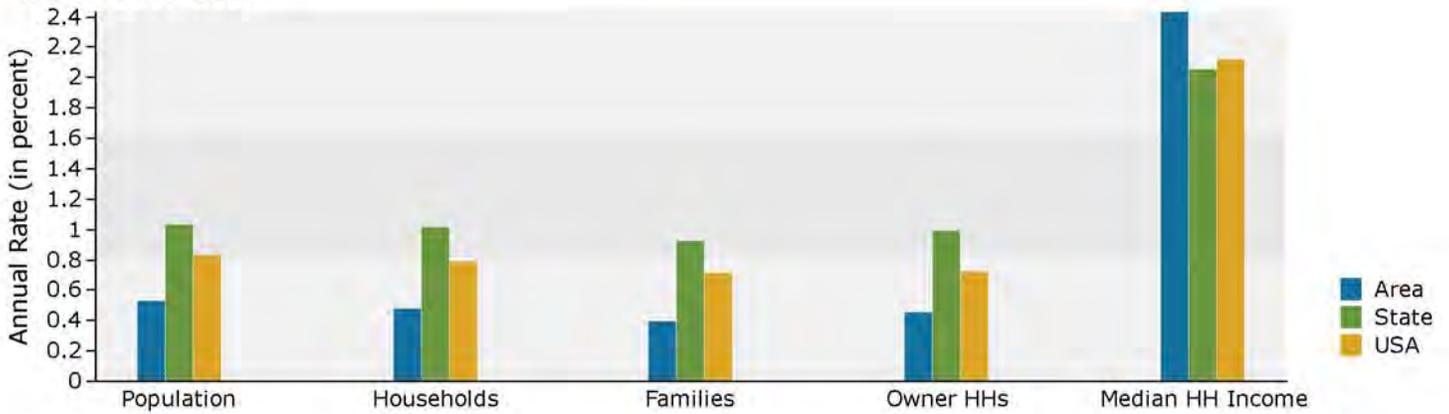
Prepared by Esri

Summary	Census 2010	2017	2022			
Population	17,212	17,974	18,459			
Households	6,339	6,583	6,744			
Families	4,594	4,722	4,815			
Average Household Size	2.69	2.71	2.72			
Owner Occupied Housing Units	4,345	4,240	4,336			
Renter Occupied Housing Units	1,994	2,343	2,408			
Median Age	36.2	37.3	38.5			
Trends: 2017 - 2022 Annual Rate	Area	State	National			
Population	0.53%	1.03%	0.83%			
Households	0.48%	1.01%	0.79%			
Families	0.39%	0.92%	0.71%			
Owner HHs	0.45%	0.99%	0.72%			
Median Household Income	2.43%	2.05%	2.12%			
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	1,154	17.5%	1,036	15.4%		
\$15,000 - \$24,999	1,041	15.8%	940	13.9%		
\$25,000 - \$34,999	1,005	15.3%	892	13.2%		
\$35,000 - \$49,999	932	14.2%	1,090	16.2%		
\$50,000 - \$74,999	1,051	16.0%	1,219	18.1%		
\$75,000 - \$99,999	655	9.9%	721	10.7%		
\$100,000 - \$149,999	512	7.8%	570	8.5%		
\$150,000 - \$199,999	137	2.1%	166	2.5%		
\$200,000+	96	1.5%	110	1.6%		
Median Household Income	\$36,078		\$40,683			
Average Household Income	\$51,540		\$58,005			
Per Capita Income	\$18,947		\$21,261			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,305	7.6%	1,291	7.2%	1,290	7.0%
5 - 9	1,288	7.5%	1,235	6.9%	1,256	6.8%
10 - 14	1,336	7.8%	1,243	6.9%	1,274	6.9%
15 - 19	1,188	6.9%	1,144	6.4%	1,180	6.4%
20 - 24	1,099	6.4%	1,165	6.5%	1,096	5.9%
25 - 34	2,122	12.3%	2,415	13.4%	2,357	12.8%
35 - 44	2,241	13.0%	2,184	12.2%	2,251	12.2%
45 - 54	2,308	13.4%	2,281	12.7%	2,238	12.1%
55 - 64	2,005	11.6%	2,223	12.4%	2,349	12.7%
65 - 74	1,377	8.0%	1,716	9.5%	1,903	10.3%
75 - 84	686	4.0%	805	4.5%	972	5.3%
85+	257	1.5%	272	1.5%	293	1.6%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,525	67.0%	11,843	65.9%	12,019	65.1%
Black Alone	4,704	27.3%	5,035	28.0%	5,205	28.2%
American Indian Alone	40	0.2%	57	0.3%	68	0.4%
Asian Alone	114	0.7%	131	0.7%	149	0.8%
Pacific Islander Alone	5	0.0%	5	0.0%	5	0.0%
Some Other Race Alone	589	3.4%	609	3.4%	670	3.6%
Two or More Races	235	1.4%	294	1.6%	343	1.9%
Hispanic Origin (Any Race)	1,024	5.9%	1,061	5.9%	1,156	6.3%

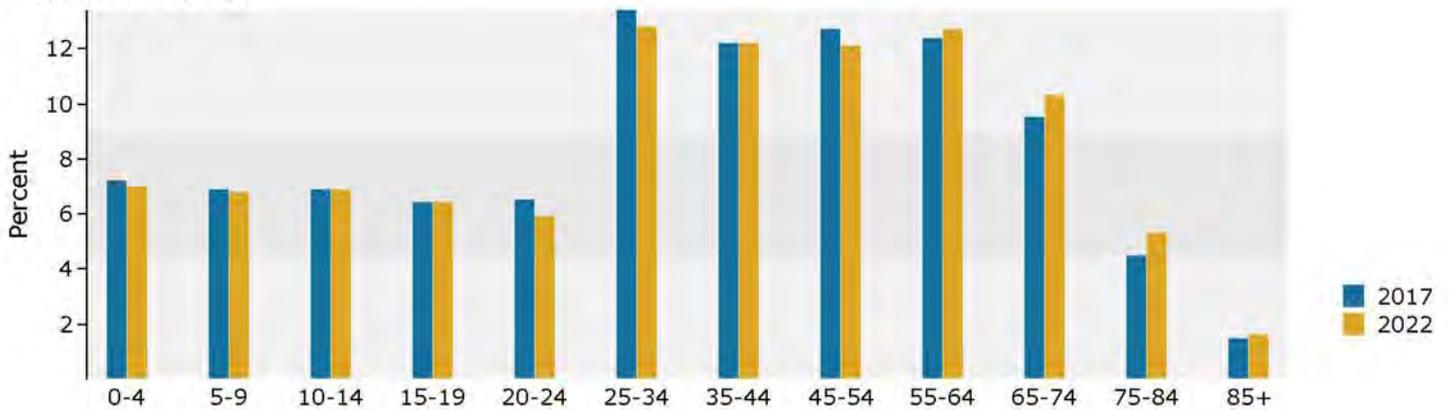
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

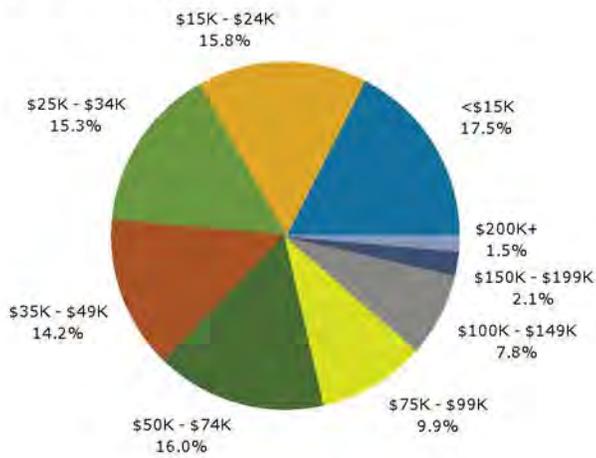
Trends 2017-2022



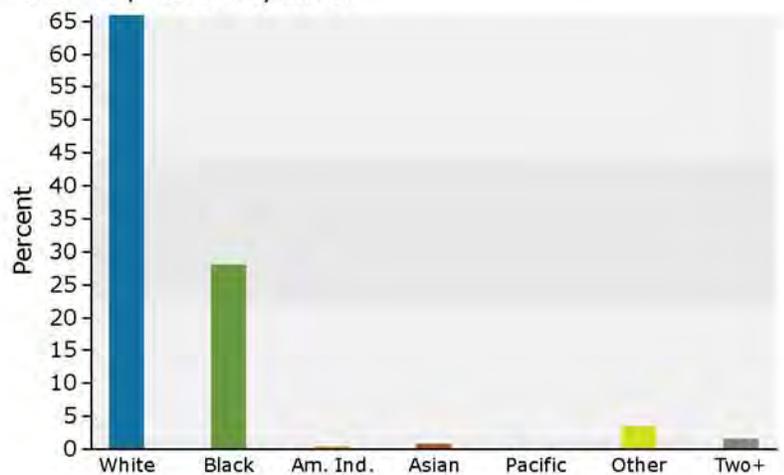
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 5.9%