

**OFFERING MEMORANDUM**  
**Former Walgreens -**  
**Adel, GA**

**715 FOURTH STREET W**

Adel, GA 31620

**PRESENTED BY:**

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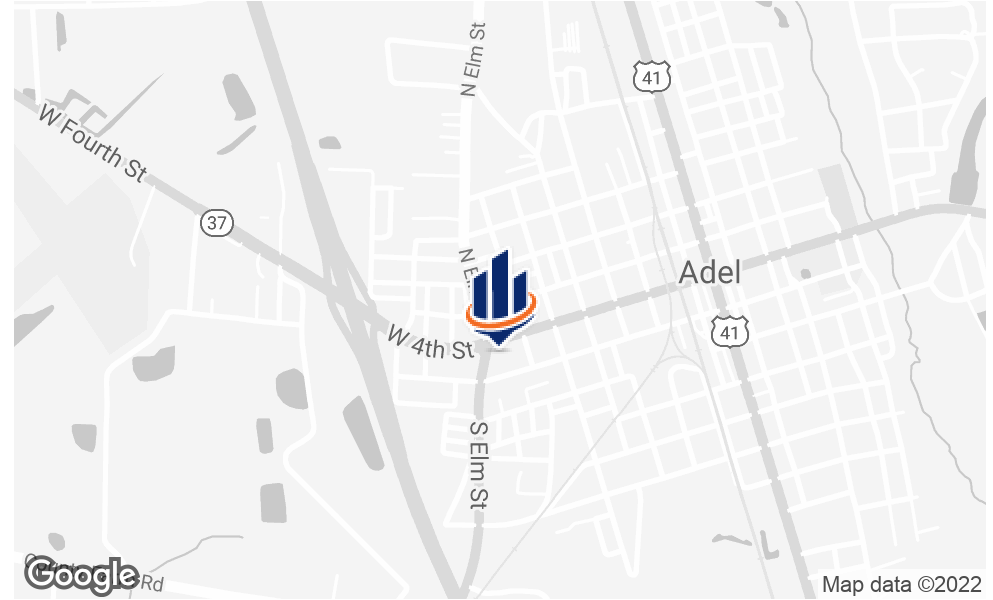
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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>BUILDING SIZE:</b>	11,290 SF
<b>AVAILABLE SF:</b>	11,290 SF
<b>LOT SIZE:</b>	1.36 Acres
<b>YEAR BUILT:</b>	1997
<b>TRAFFIC COUNT:</b>	8,150
<b>APN:</b>	A002 153

### PROPERTY OVERVIEW

Offered for lease this 11,290 SF Freestanding Retail building, with excellent visibility and great access. Traffic counts on Fourth street exceed 8,000 AADT, and the property sits on the hard corner with a large parking lot. Just a half mile from the heavily traveled I-75 (45,700 AADT), this property is highly noticed, being on the forefront to the City.

### PROPERTY HIGHLIGHTS

- Hard Corner with High Visibility.
- High Traffic Counts.
- 1/2 mile from I-75
- Large Parking Lot
- Near all major arteries.

## PROPERTY DESCRIPTION



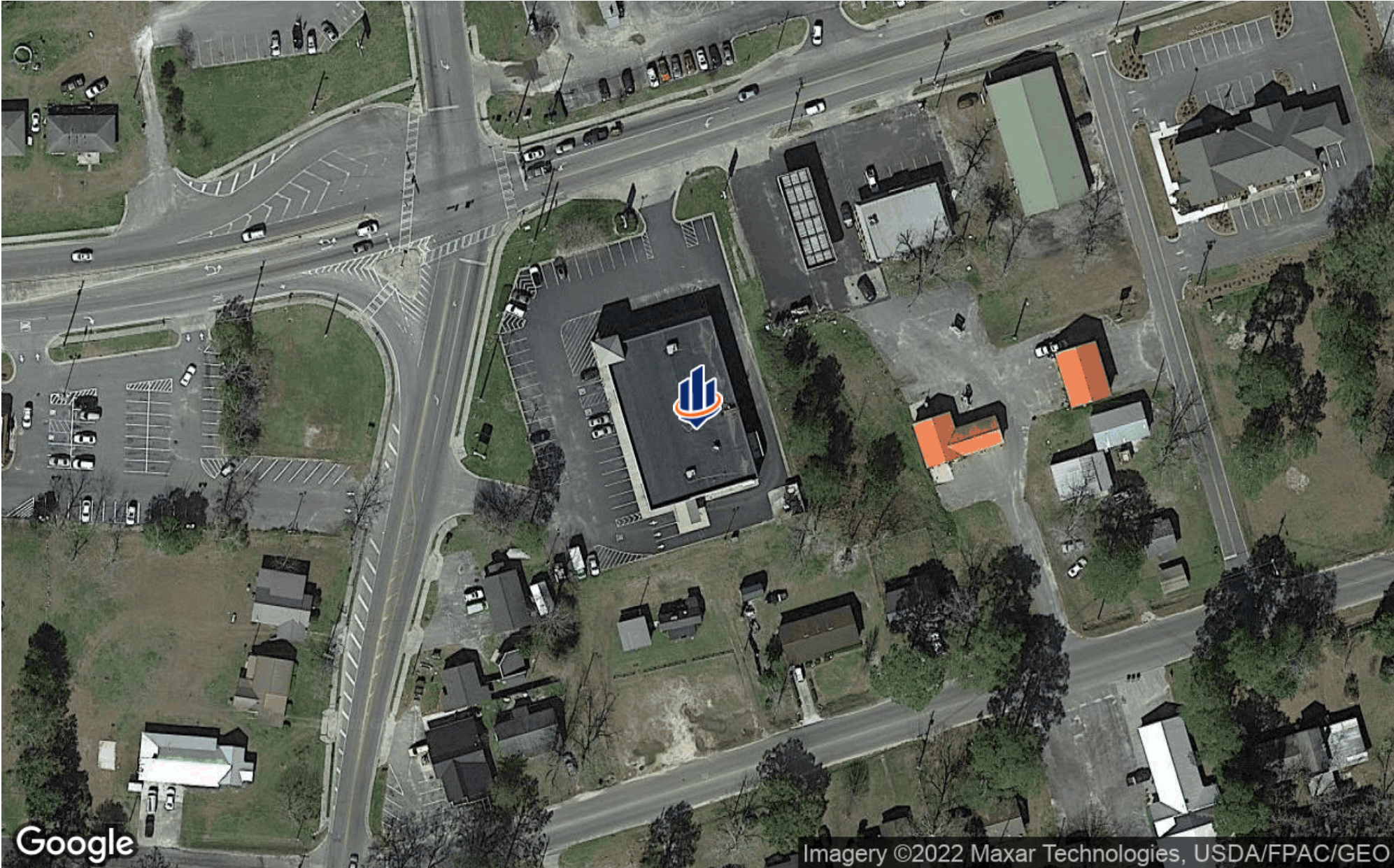
## LOCATION DESCRIPTION

Located off the main thoroughfare through the City (Fourth Street), this property sits on the hard corner with high visibility and easy access for residents and travelers stopping in off of the busy I-75 (45,700 AADT). The property is central in an area of many recognized national retailers such as: McDonalds, Dollar General, O'reilly Auto Parts, Tractor Supply, Zaxby's, Dairy Queen, and many others.

Adel is home to large industrial and agricultural industry such as JM Eagle the PVC manufacturing plant, and Sanderson Farms, the nations fourth largest poultry processing company. Vulcan Steel Structures, the largest steel building manufacturer in Georgia and one of the largest privately owned steel building manufacturers in the U.S. also calls Adel home. Adel is located just 40 miles North of the State of Florida providing access to I-10, also Cook County is served by Georgia and Florida Railway (OmniTRAX) extending from Albany, Georgia to northwest Florida making it a strategic hub for manufacturing.



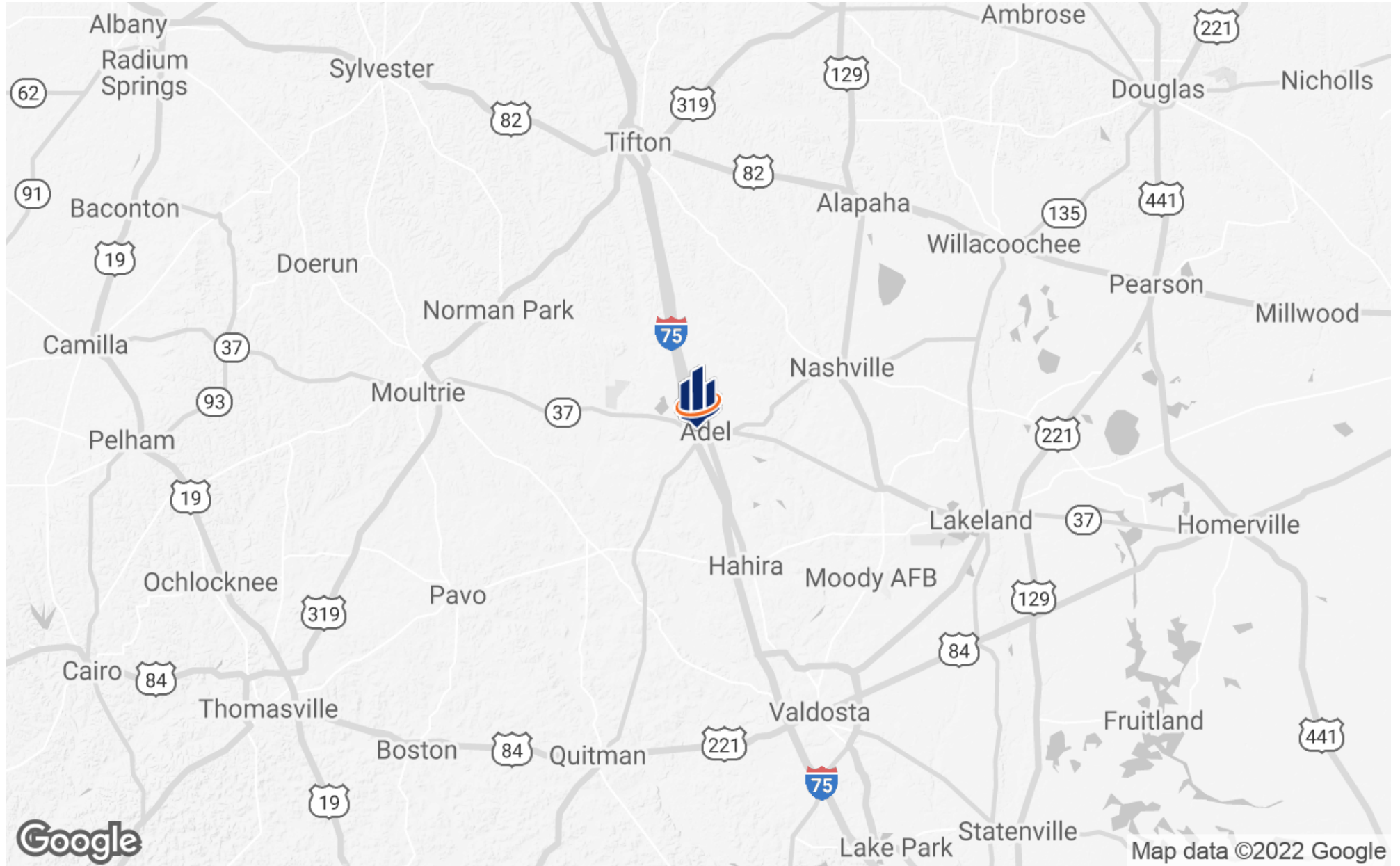
AERIAL



# REGIONAL MAP



# REGIONAL MAP



# DEMOGRAPHICS MAP & REPORT

## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	2,433	5,131	9,529
<b>AVERAGE AGE</b>	45.6	41.0	38.2
<b>AVERAGE AGE (MALE)</b>	38.0	35.1	34.7
<b>AVERAGE AGE (FEMALE)</b>	55.6	46.8	41.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,408	2,598	4,270
<b># OF PERSONS PER HH</b>	1.7	2.0	2.2
<b>AVERAGE HH INCOME</b>	\$29,543	\$33,203	\$41,274
<b>AVERAGE HOUSE VALUE</b>	\$230,236	\$175,134	\$141,028

\* Demographic data derived from 2020 ACS - US Census

