

FOR SALE
OR LEASE



EBERHARDT & BARRY INC.

PRICE REDUCED



Multi-Tenant Commercial Building

(Medical Office / Daycare)

7,600± SF - 1± Acre

57 Martin Luther King Drive
Reynolds, Taylor County, GA 31076

REDUCED SALES PRICE: ~~\$375,000~~ \$295,000

LEASE RATE: \$8/PSF

FOR MORE DETAILS CONTACT:

Revised 4/6/17

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BUILDING INFORMATION:	7,600± SF Multi-Tenant Commercial Building: - Suite 1: 3,850± SF Daycare - Suite 2: 3,750± SF Medical Office
BUILDING CONSTRUCTION:	Brick
YEAR BUILT:	2000
ACREAGE:	• 1± Acre • 200' frontage X 195' depth
HVAC:	Central heat & air
ROOF:	Asphalt shingles
FLOORING:	Carpet & vinyl tile
CEILING/ LIGHTING:	Fluorescent fixtures; 10' ceiling height
TOPOGRAPHY:	Slightly above road grade
ZONING:	R2 - Permitted/conditional uses include Church, professional office, medical clinic, personal care home, and school.
PARKING:	Asphalt paved parking
UTILITIES:	All public utilities serve the site.
PROPERTY TAX BILL:	\$2,887.08 (2016)

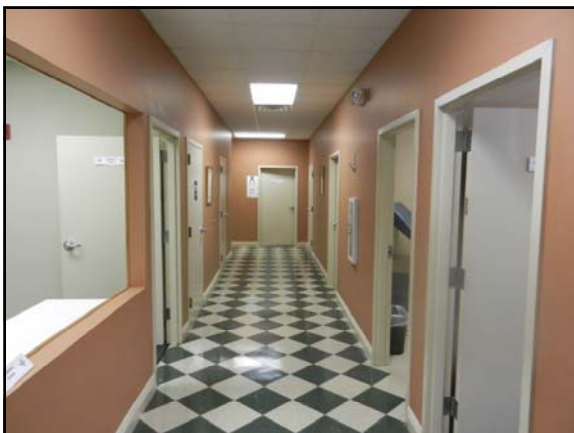


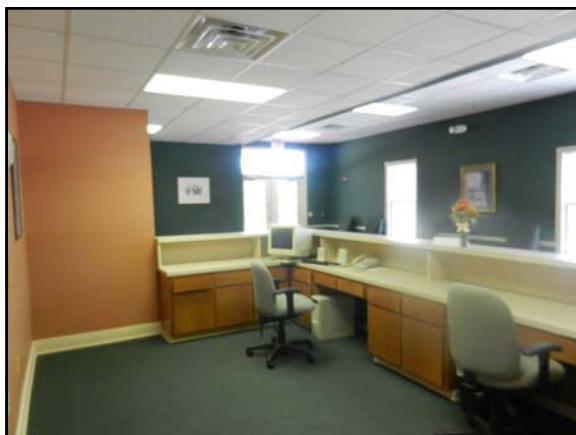
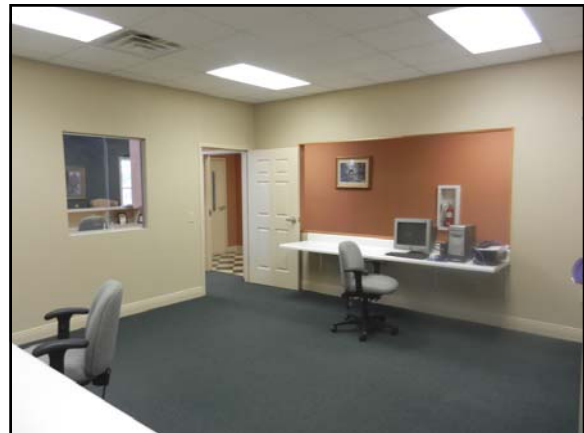


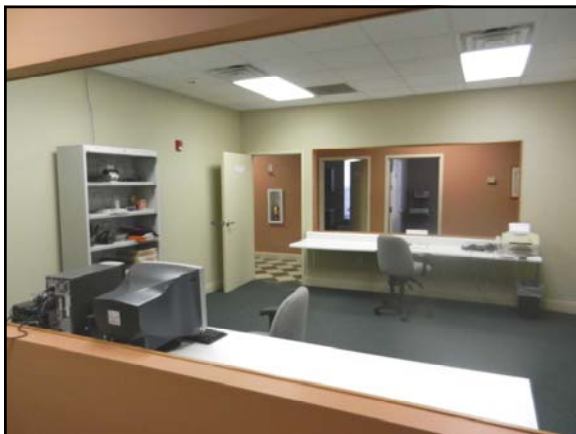
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PROPERTY PHOTOS - DAYCARE











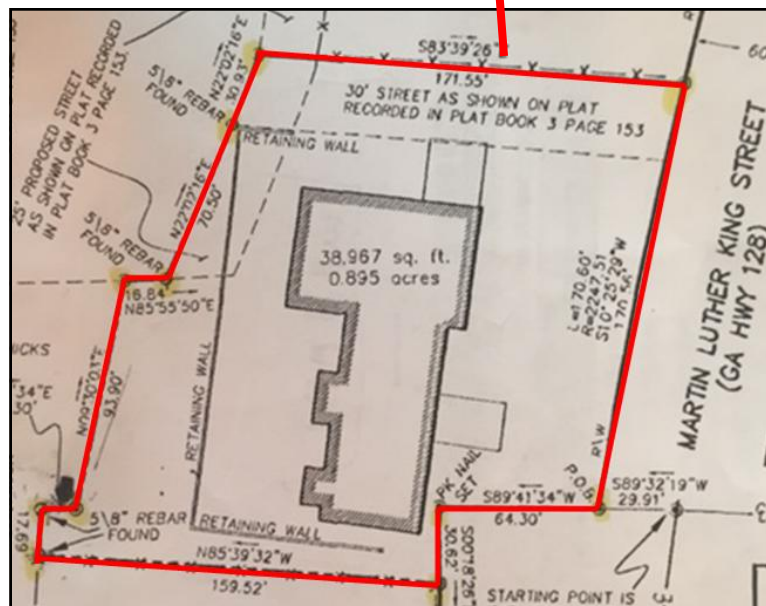
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PROPERTY PHOTOS - EXTERIOR



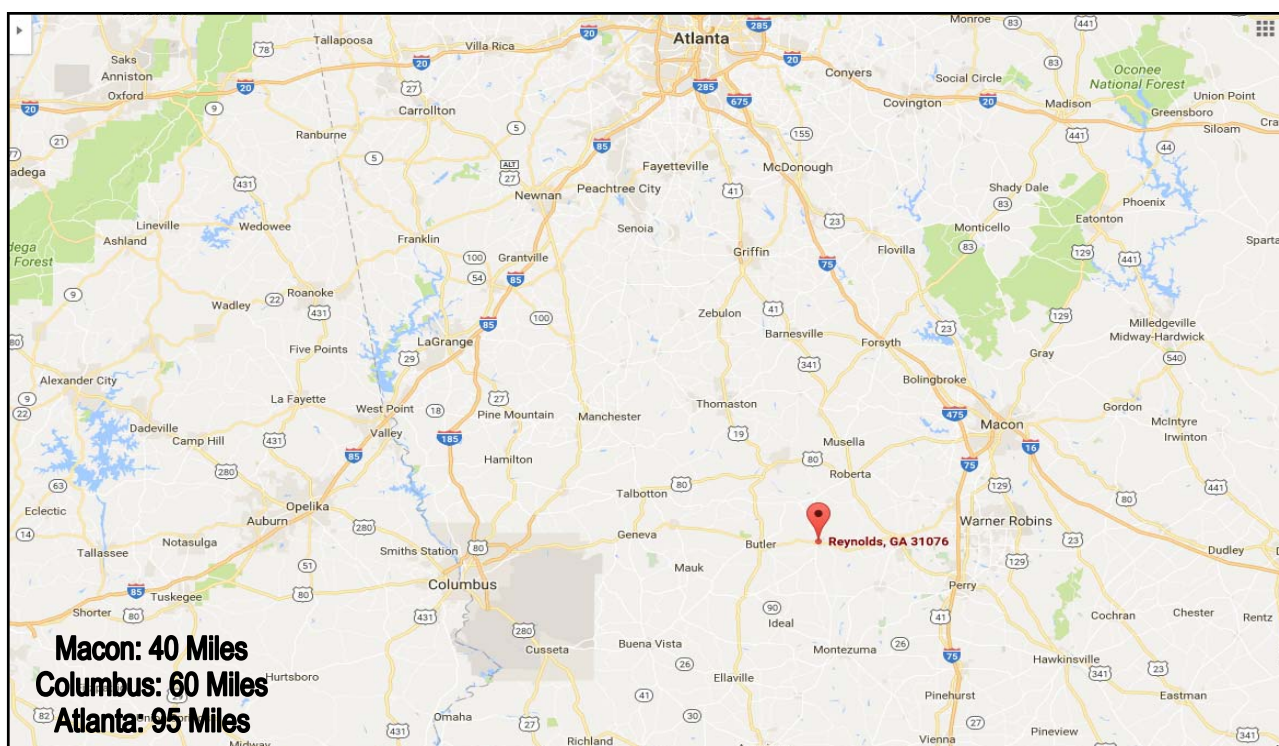
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AERIAL





LOCATION MAPS





Demographic and Income Profile

Taylor County, GA
Taylor County, GA (13269)
Geography: County

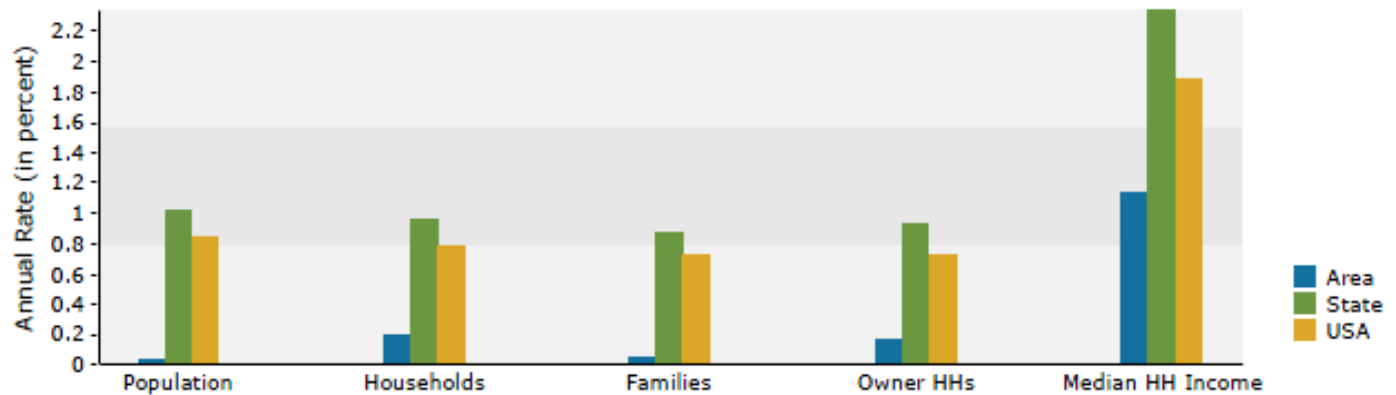
Prepared by Esri

Summary	Census 2010	2016	2021			
Population	8,906	8,819	8,836			
Households	3,522	3,610	3,644			
Families	2,342	2,376	2,383			
Average Household Size	2.44	2.40	2.39			
Owner Occupied Housing Units	2,485	2,416	2,435			
Renter Occupied Housing Units	1,037	1,194	1,209			
Median Age	39.7	41.7	44.0			
Trends: 2016 - 2021 Annual Rate	Area	State	National			
Population	0.04%	1.02%	0.84%			
Households	0.19%	0.96%	0.79%			
Families	0.06%	0.87%	0.72%			
Owner HHs	0.16%	0.93%	0.73%			
Median Household Income	1.13%	2.34%	1.89%			
Households by Income	2016		2021			
	Number	Percent	Number	Percent		
	<\$15,000	1,171 32.4%	1,258 34.5%			
	\$15,000 - \$24,999	495 13.7%	407 11.2%			
	\$25,000 - \$34,999	440 12.2%	328 9.0%			
	\$35,000 - \$49,999	569 15.8%	644 17.7%			
	\$50,000 - \$74,999	411 11.4%	418 11.5%			
	\$75,000 - \$99,999	283 7.8%	314 8.6%			
	\$100,000 - \$149,999	159 4.4%	183 5.0%			
	\$150,000 - \$199,999	37 1.0%	46 1.3%			
\$200,000+	45 1.2%	46 1.3%				
Median Household Income	\$27,554		\$29,147			
Average Household Income	\$40,643		\$43,166			
Per Capita Income	\$16,783		\$17,947			
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
	0 - 4	543 6.1%	530 6.0%	499 5.6%		
	5 - 9	565 6.3%	552 6.3%	520 5.9%		
	10 - 14	620 7.0%	550 6.2%	558 6.3%		
	15 - 19	718 8.1%	568 6.4%	570 6.5%		
	20 - 24	500 5.6%	566 6.4%	465 5.3%		
	25 - 34	958 10.8%	970 11.0%	970 11.0%		
	35 - 44	1,155 13.0%	1,046 11.9%	938 10.6%		
	45 - 54	1,369 15.4%	1,235 14.0%	1,215 13.8%		
	55 - 64	1,148 12.9%	1,288 14.6%	1,327 15.0%		
	65 - 74	811 9.1%	964 10.9%	1,095 12.4%		
	75 - 84	375 4.2%	413 4.7%	537 6.1%		
85+	144 1.6%	137 1.6%	142 1.6%			
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
	White Alone	5,208 58.5%	4,682 53.1%	4,693 53.1%		
	Black Alone	3,503 39.3%	3,907 44.3%	3,913 44.3%		
	American Indian Alone	6 0.1%	4 0.0%	4 0.0%		
	Asian Alone	57 0.6%	58 0.7%	58 0.7%		
	Pacific Islander Alone	0 0.0%	0 0.0%	0 0.0%		
	Some Other Race Alone	58 0.7%	78 0.9%	78 0.9%		
	Two or More Races	74 0.8%	90 1.0%	90 1.0%		
	Hispanic Origin (Any Race)	164 1.8%	218 2.5%	219 2.5%		

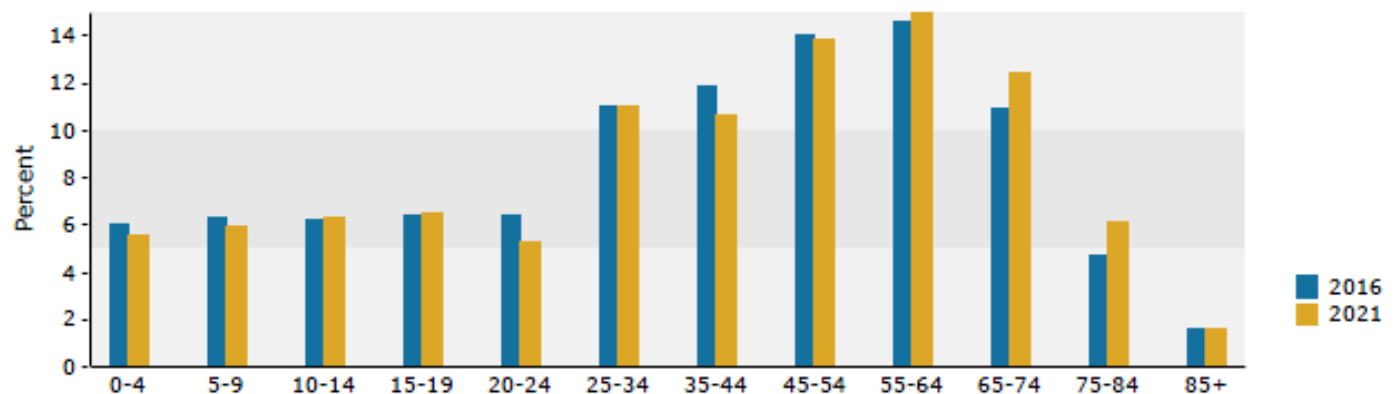
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

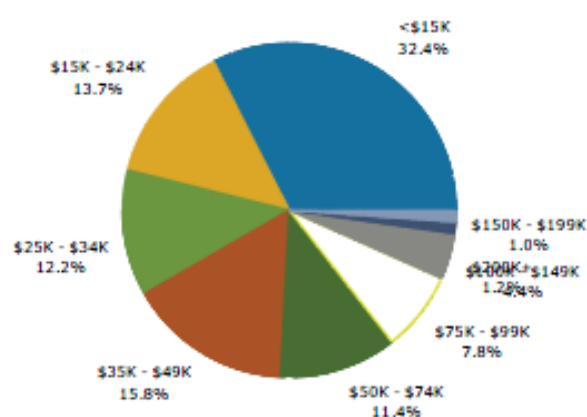
Trends 2016-2021



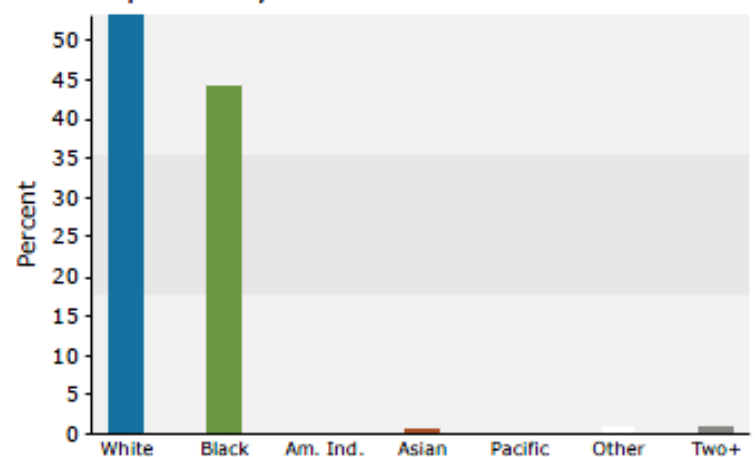
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 2.5%