

# FOR SALE

## Office / Warehouse

715 E. 11th Avenue  
Cordele, Crisp County, Georgia 31015



EBERHARDT & BARRY



- 3,050± SF Warehouse with Office (61' X 50')
  - 400± SF Office (Renovated in 2016)
    - One restroom
  - 2,650± SF Warehouse
    - 12' - 14' ceiling height
    - Fluorescent light fixtures
    - Gas heaters in warehouse
    - One 10' X 10' drive-in door on front
    - One 10' X 10' dock high roll-up door on rear
- .912± Acres
  - 175'± frontage, 215'± depth
- Zoned Industrial
- Fully Leased - Current lease ends June 30, 2025
- Built in 1968
- All public utilities serve the site.

**SALES PRICE: \$130,000**

Revised: 3/15/2023

### Contact Information - Owner/Agents:

**ART BARRY III, SIOR**  
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Phone : (478) 746-8171  
Cell : (478) 731-8000

**PATRICK BARRY, IV**  
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Cell: (478) 718-1806

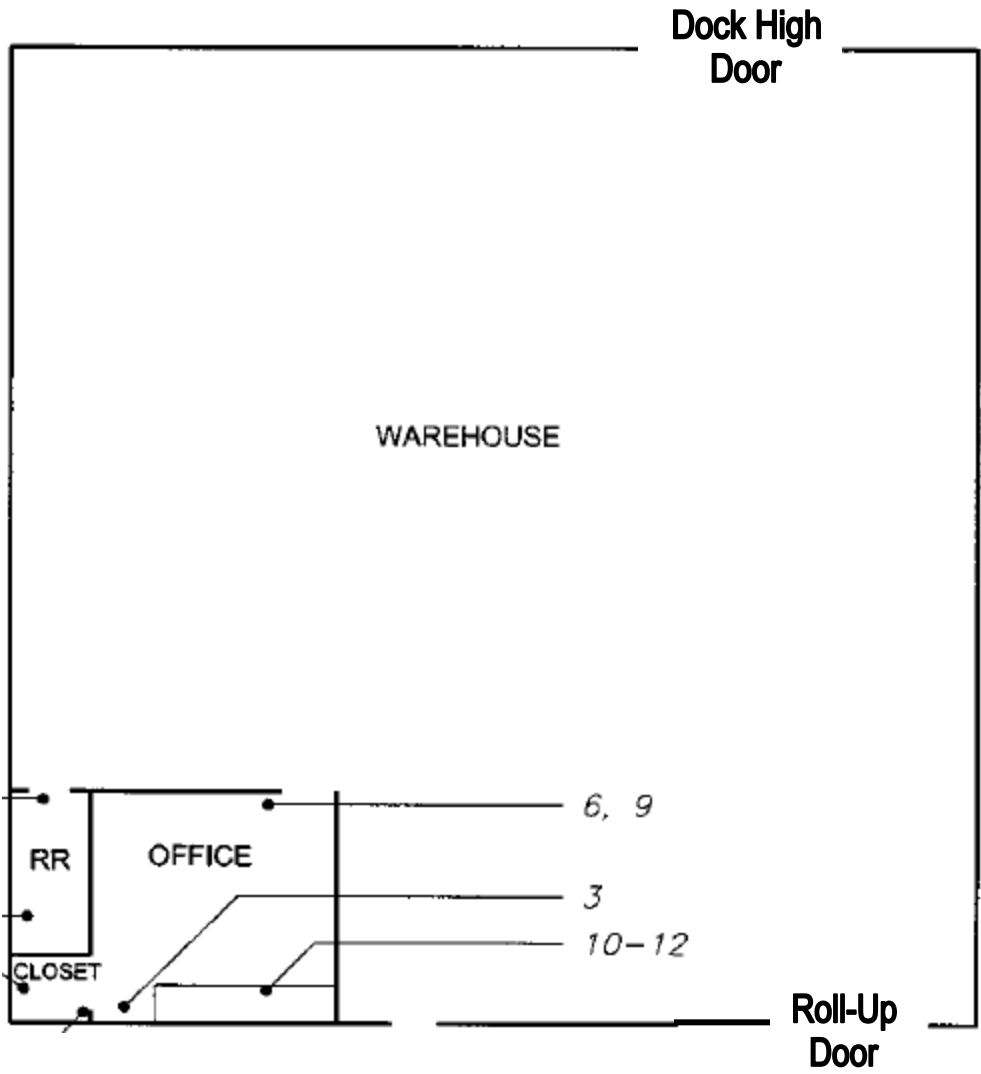
**Coldwell Banker Commercial**  
**Eberhardt & Barry Inc.**  
**990 Riverside Drive**  
**Macon, Georgia 31201**  
**(800) 926-0990**



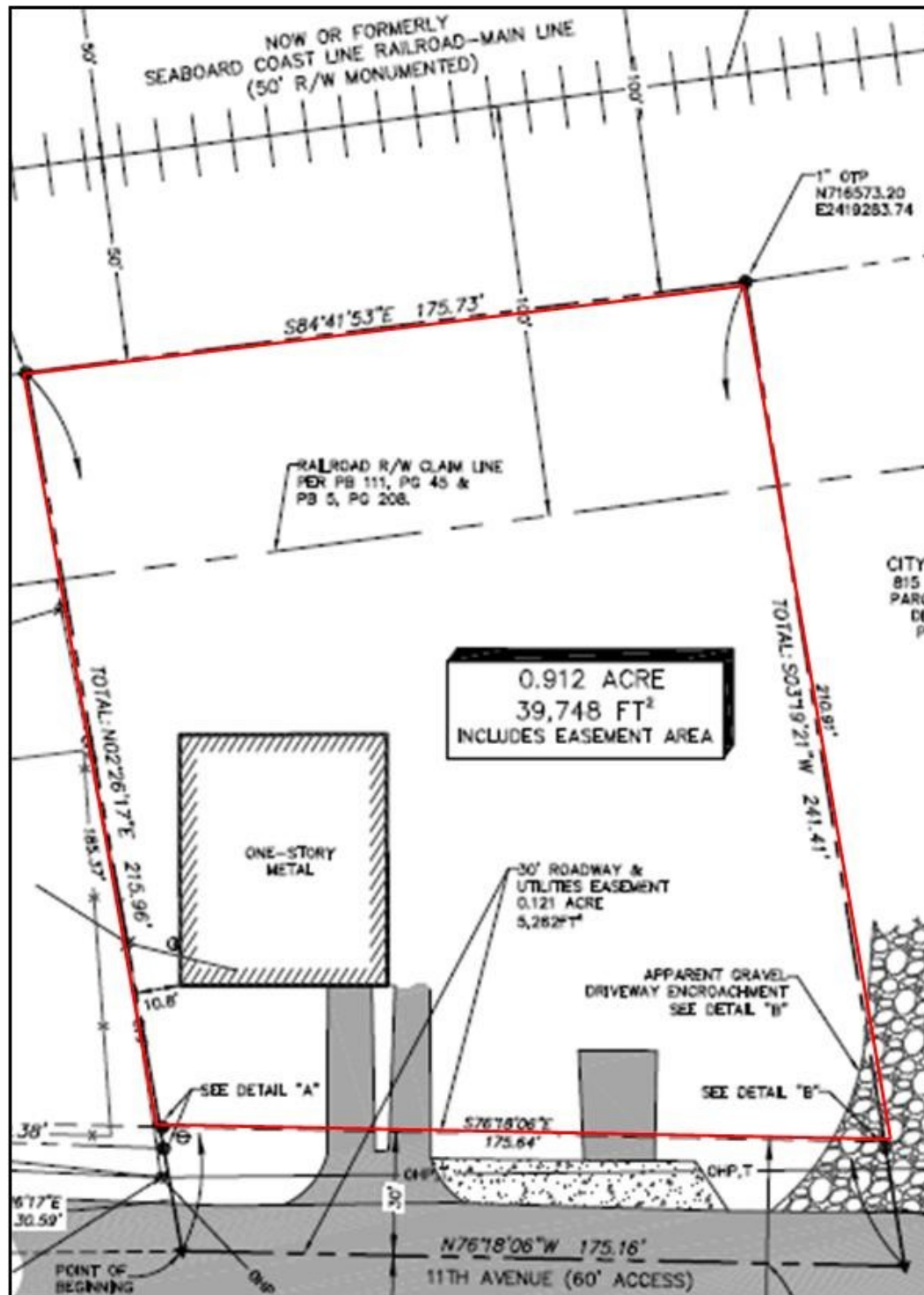
715 E. 11th Avenue - Cordele, GA 31015

PHOTOS





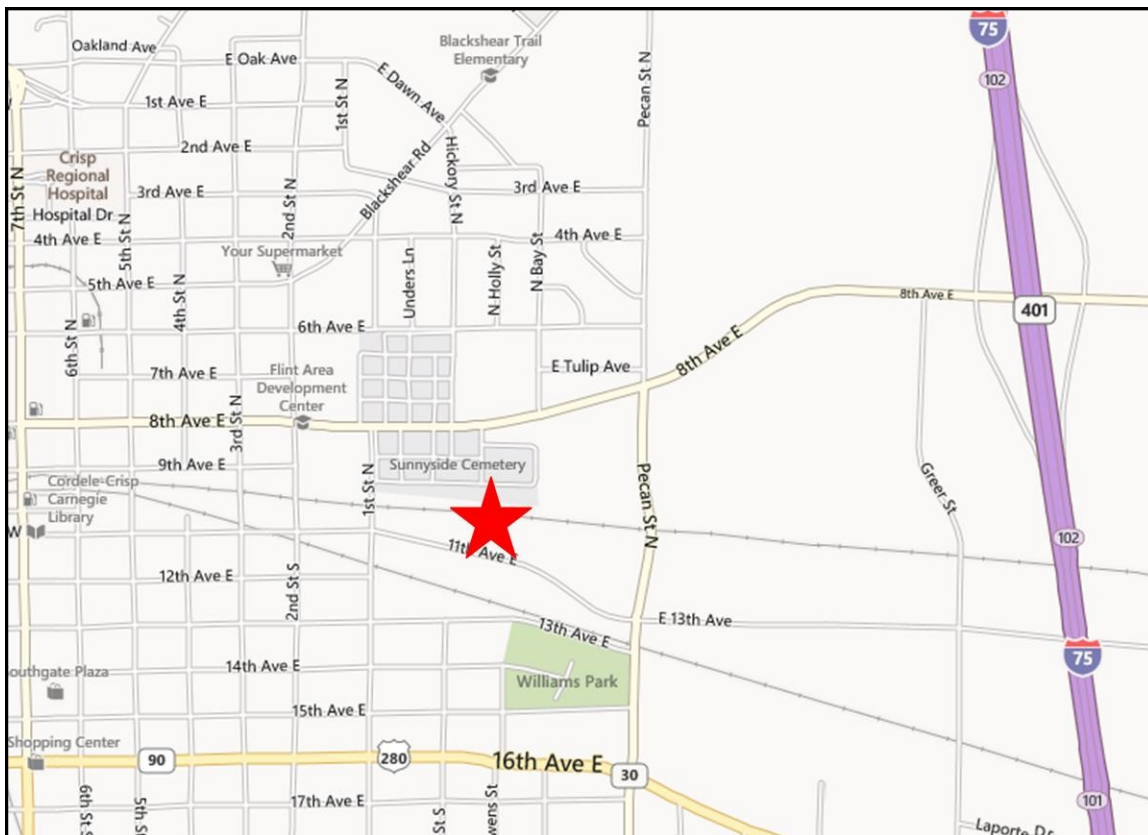






715 E. 11th Avenue - Cordele, GA 31015

MAPS





## Demographic and Income Profile

Crisp County, GA  
Crisp County, GA (13081)  
Geography: County

Prepared by Esri

Summary	Census 2010		2018		2023	
Population	23,439		22,808		22,279	
Households	9,079		8,817		8,590	
Families	6,295		6,038		5,851	
Average Household Size	2.53		2.54		2.55	
Owner Occupied Housing Units	5,273		4,965		4,979	
Renter Occupied Housing Units	3,806		3,852		3,611	
Median Age	38.0		39.7		40.8	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	-0.47%		1.10%		0.83%	
Households	-0.52%		1.08%		0.79%	
Families	-0.63%		0.99%		0.71%	
Owner HHs	0.06%		1.52%		1.16%	
Median Household Income	1.28%		1.68%		2.50%	
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	2,011	22.8%	1,722	20.0%		
\$15,000 - \$24,999	1,148	13.0%	1,084	12.6%		
\$25,000 - \$34,999	1,018	11.5%	1,008	11.7%		
\$35,000 - \$49,999	1,328	15.1%	1,314	15.3%		
\$50,000 - \$74,999	1,481	16.8%	1,501	17.5%		
\$75,000 - \$99,999	797	9.0%	795	9.3%		
\$100,000 - \$149,999	646	7.3%	748	8.7%		
\$150,000 - \$199,999	259	2.9%	284	3.3%		
\$200,000+	129	1.5%	134	1.6%		
Median Household Income	\$36,947		\$39,371			
Average Household Income	\$51,320		\$56,394			
Per Capita Income	\$20,100		\$22,011			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,696	7.2%	1,525	6.7%	1,452	6.5%
5 - 9	1,679	7.2%	1,511	6.6%	1,456	6.5%
10 - 14	1,676	7.2%	1,495	6.6%	1,458	6.5%
15 - 19	1,709	7.3%	1,425	6.2%	1,379	6.2%
20 - 24	1,378	5.9%	1,387	6.1%	1,241	5.6%
25 - 34	2,739	11.7%	2,808	12.3%	2,644	11.9%
35 - 44	2,836	12.1%	2,596	11.4%	2,597	11.7%
45 - 54	3,289	14.0%	2,766	12.1%	2,532	11.4%
55 - 64	3,164	13.5%	3,216	14.1%	2,965	13.3%
65 - 74	1,760	7.5%	2,545	11.2%	2,763	12.4%
75 - 84	1,084	4.6%	1,071	4.7%	1,341	6.0%
85+	429	1.8%	463	2.0%	451	2.0%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,487	53.3%	11,463	50.3%	10,778	48.4%
Black Alone	10,079	43.0%	10,232	44.9%	10,173	45.7%
American Indian Alone	32	0.1%	62	0.3%	79	0.4%
Asian Alone	183	0.8%	340	1.5%	474	2.1%
Pacific Islander Alone	11	0.0%	11	0.0%	11	0.0%
Some Other Race Alone	420	1.8%	425	1.9%	449	2.0%
Two or More Races	227	1.0%	275	1.2%	315	1.4%
Hispanic Origin (Any Race)	748	3.2%	745	3.3%	783	3.5%

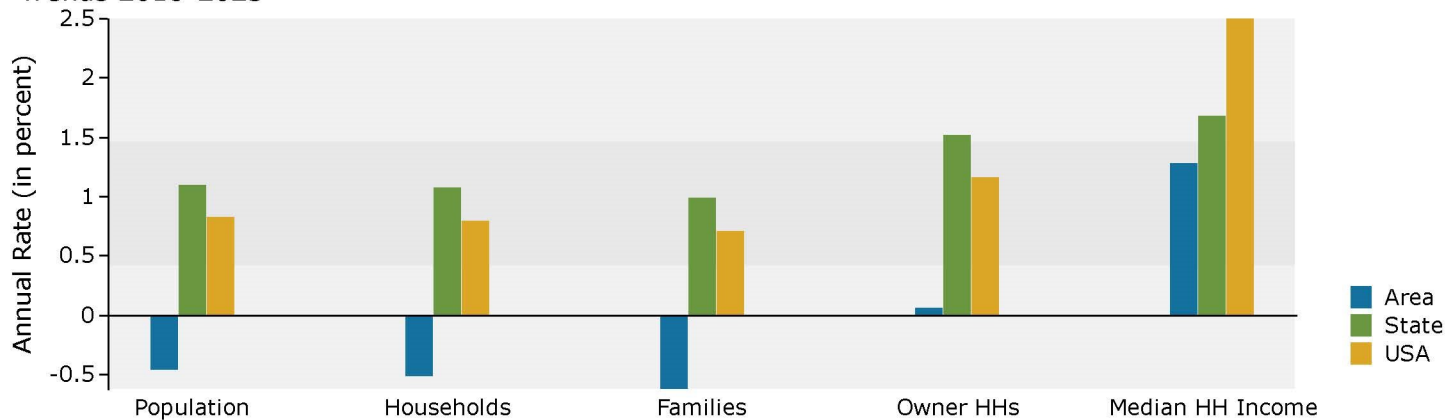
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

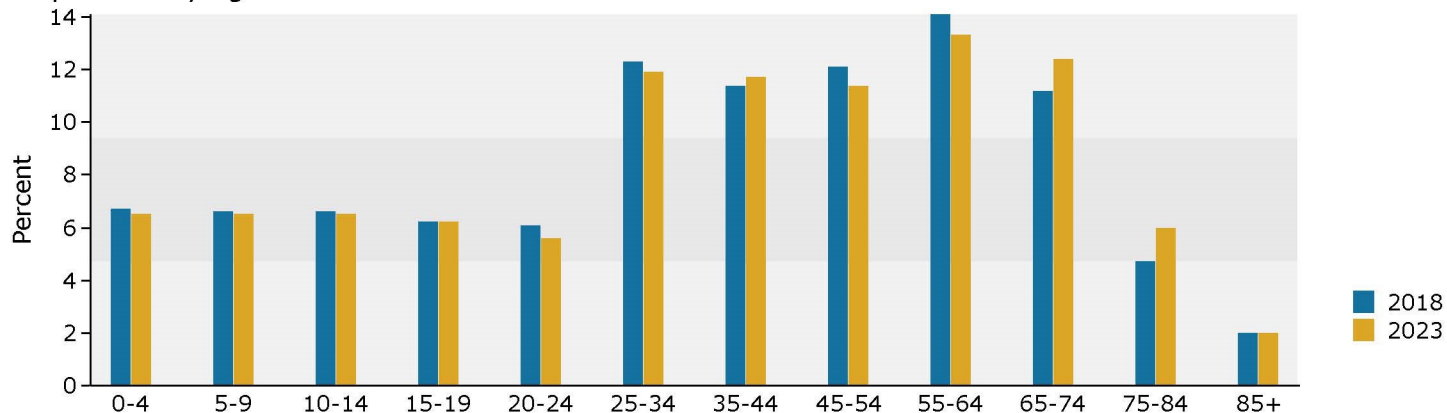
May 14, 2019



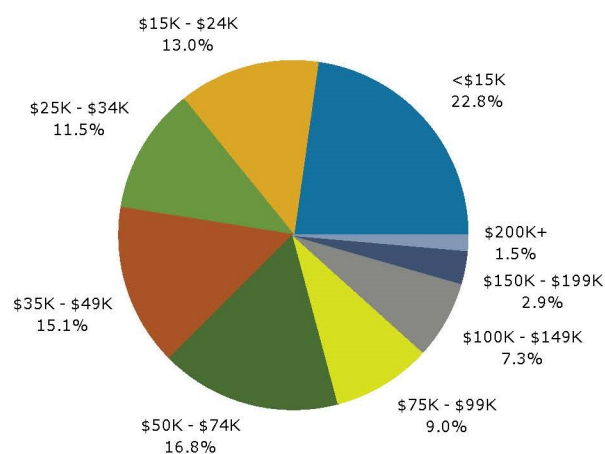
## Trends 2018-2023



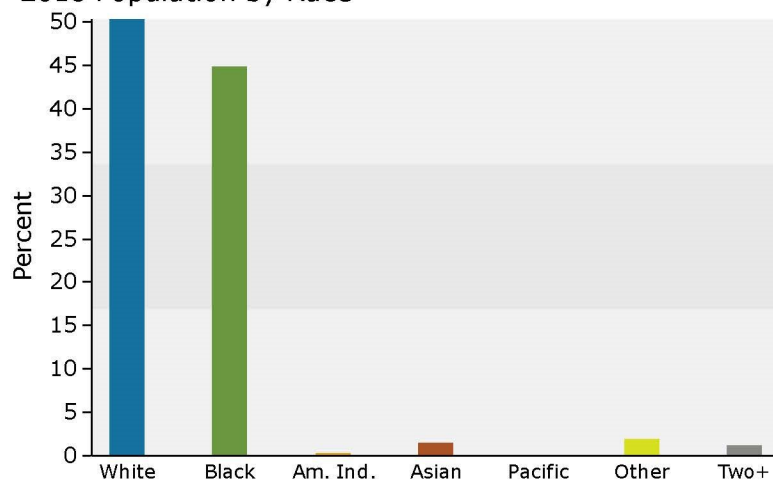
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 3.3%

