



COMMERCIAL REAL ESTATE

LAND FOR SALE OR LEASE



Tractor Supply Company Out Parcel

US HWY 84 E
Cairo, GA 39828

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EXECUTIVE SUMMARY

TRACTOR SUPPLY COMPANY OUT PARCEL

US HWY 84 E, CAIRO, GA 39828

**OFFERING SUMMARY**

Sale Price:	\$300,000.00
Available SF:	34,848 sf
Lease Rate:	\$20,000/year
Lot Size:	0.8 Acres

PROPERTY OVERVIEW

Tractor Supply Company out parcel is FOR SALE OR LEASE and located in Cairo, GA on HWY 84 East. The property is surrounded by national and local retailers alike including Goody's, McDonalds, Dollar General, Walgreens, Walmart and more. This ideal location is on the main retail & travel corridor in Cairo and traffic counts are 21,240 VPD.

LOCATION OVERVIEW

Located on Highway 84 E and First Avenue NE in Cairo, GA.

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RETAILER MAP

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Google

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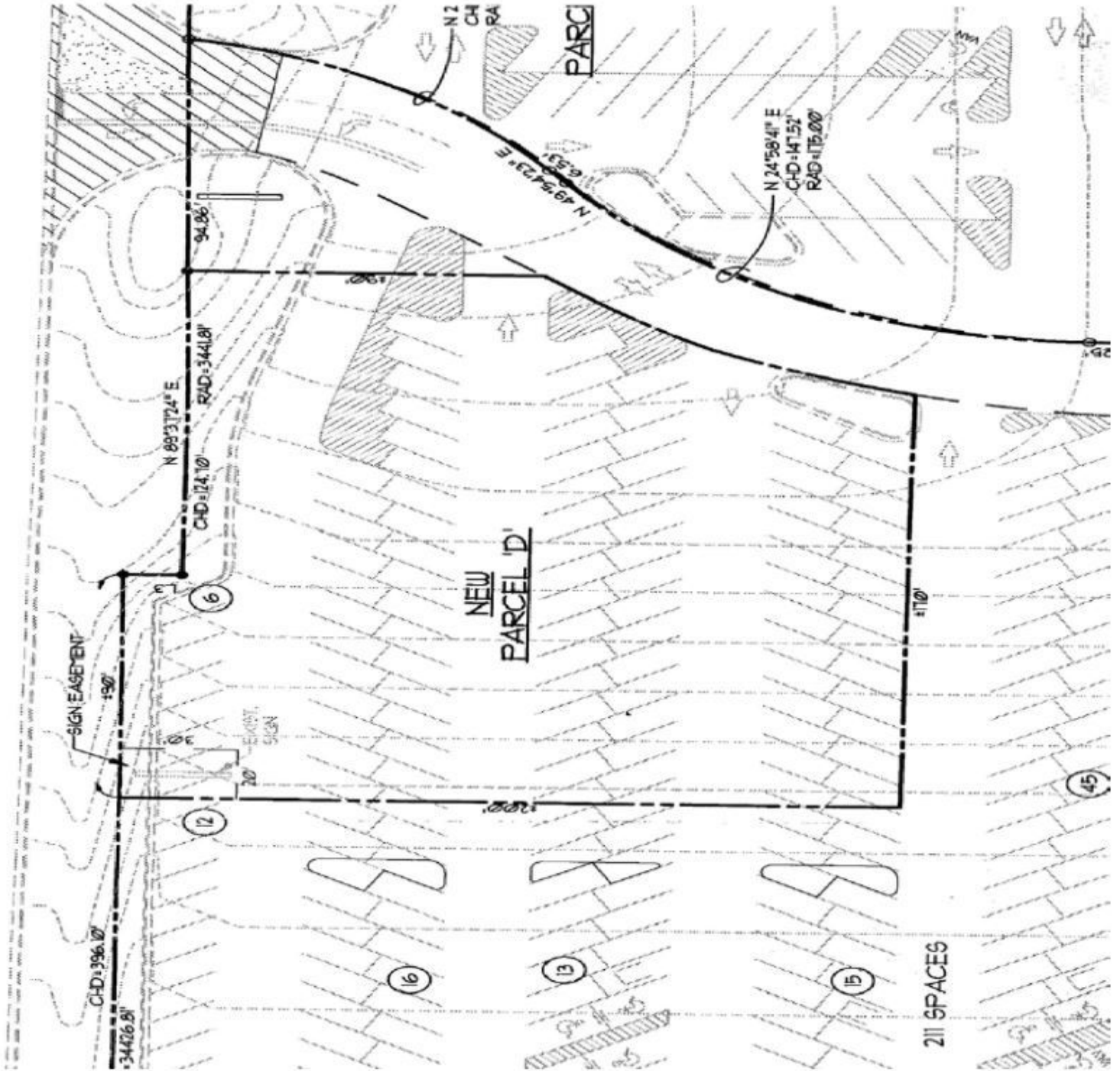
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SITE PLAN

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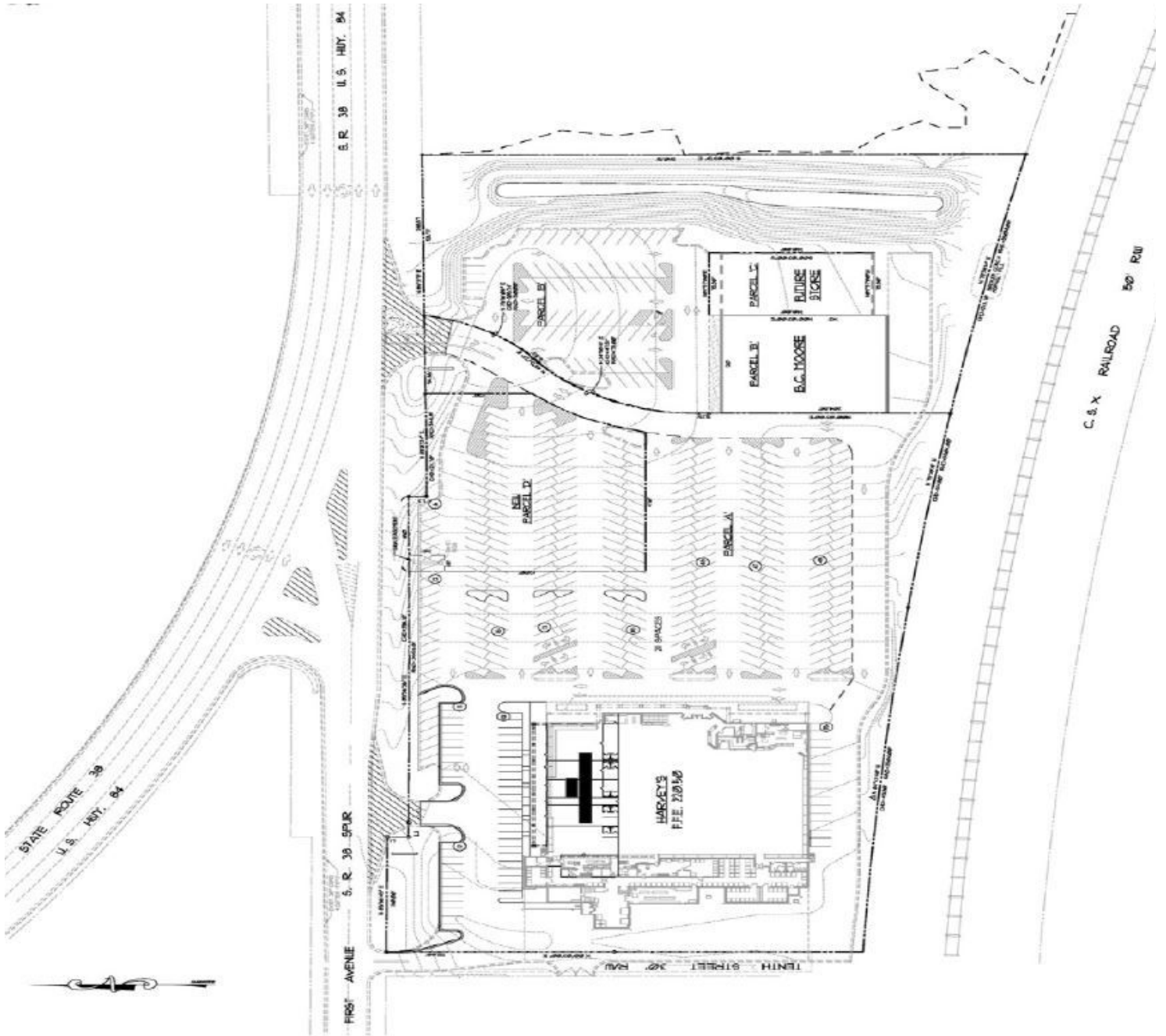




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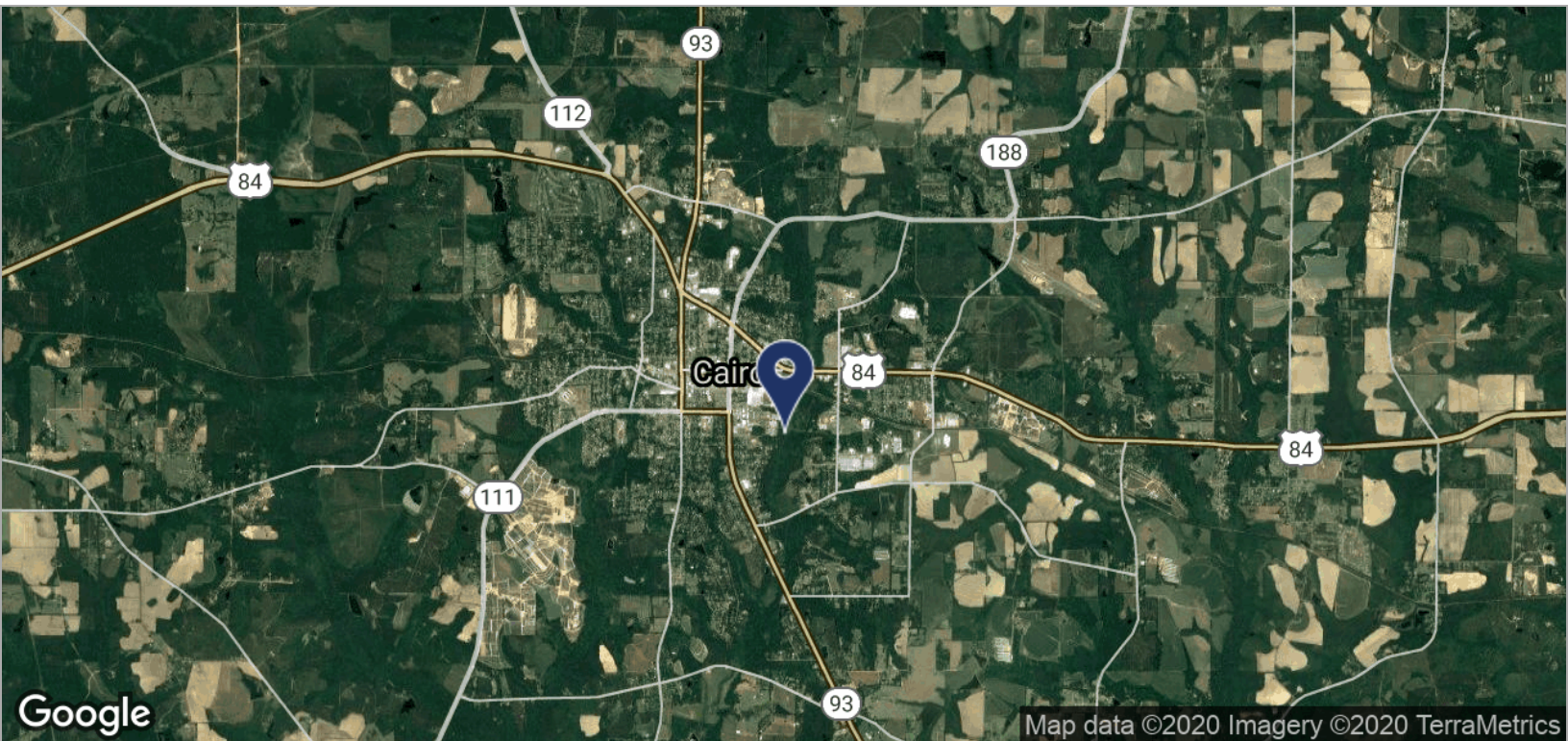
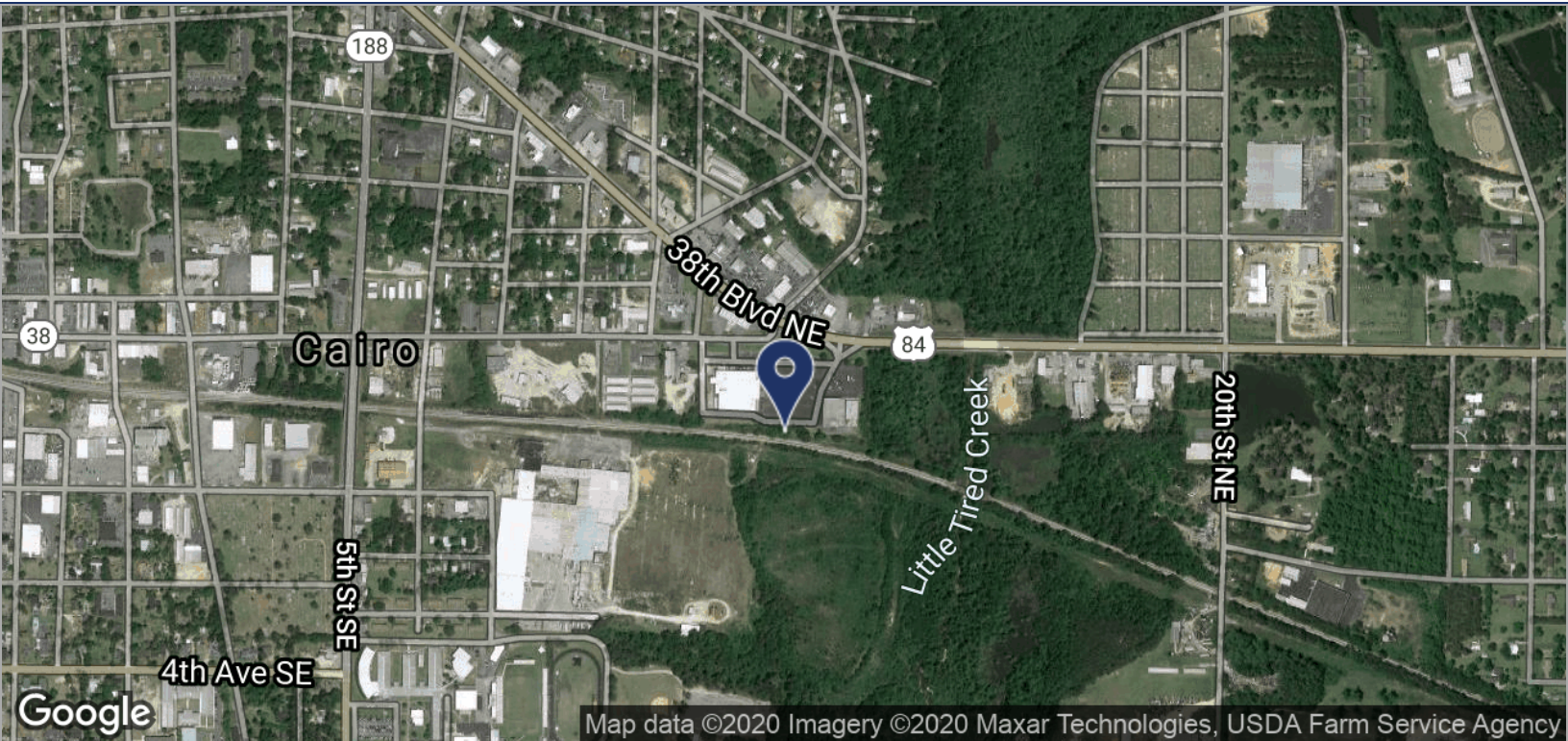




LOCATION MAPS

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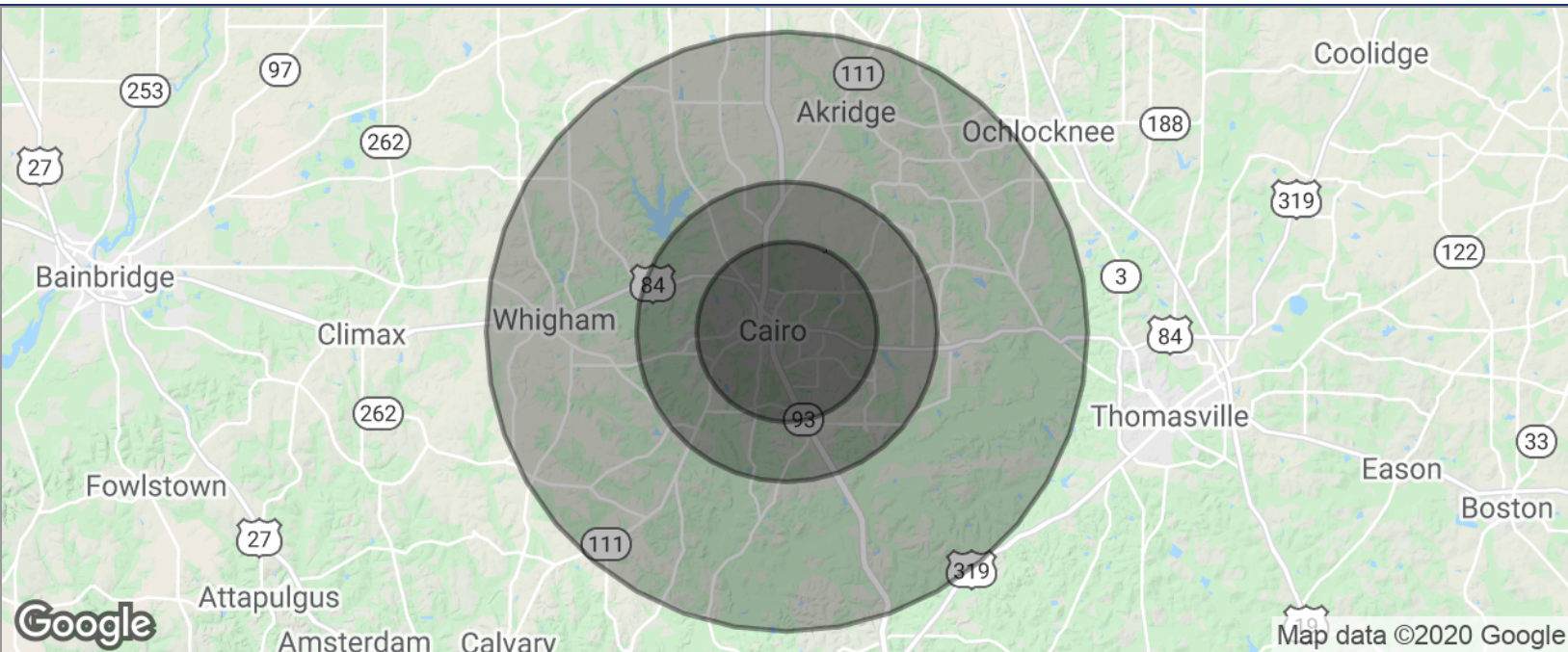




DEMOGRAPHICS MAP

TRACTOR SUPPLY COMPANY OUT PARCEL

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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	3,616	10,310	25,307
MEDIAN AGE	35.0	34.5	35.7
MEDIAN AGE (MALE)	34.6	34.0	35.1
MEDIAN AGE (FEMALE)	35.1	35.0	35.9
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,387	3,916	9,563
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$47,739	\$46,311	\$47,111
AVERAGE HOUSE VALUE	\$169,143	\$168,958	\$163,697

* Demographic data derived from 2010 US Census

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