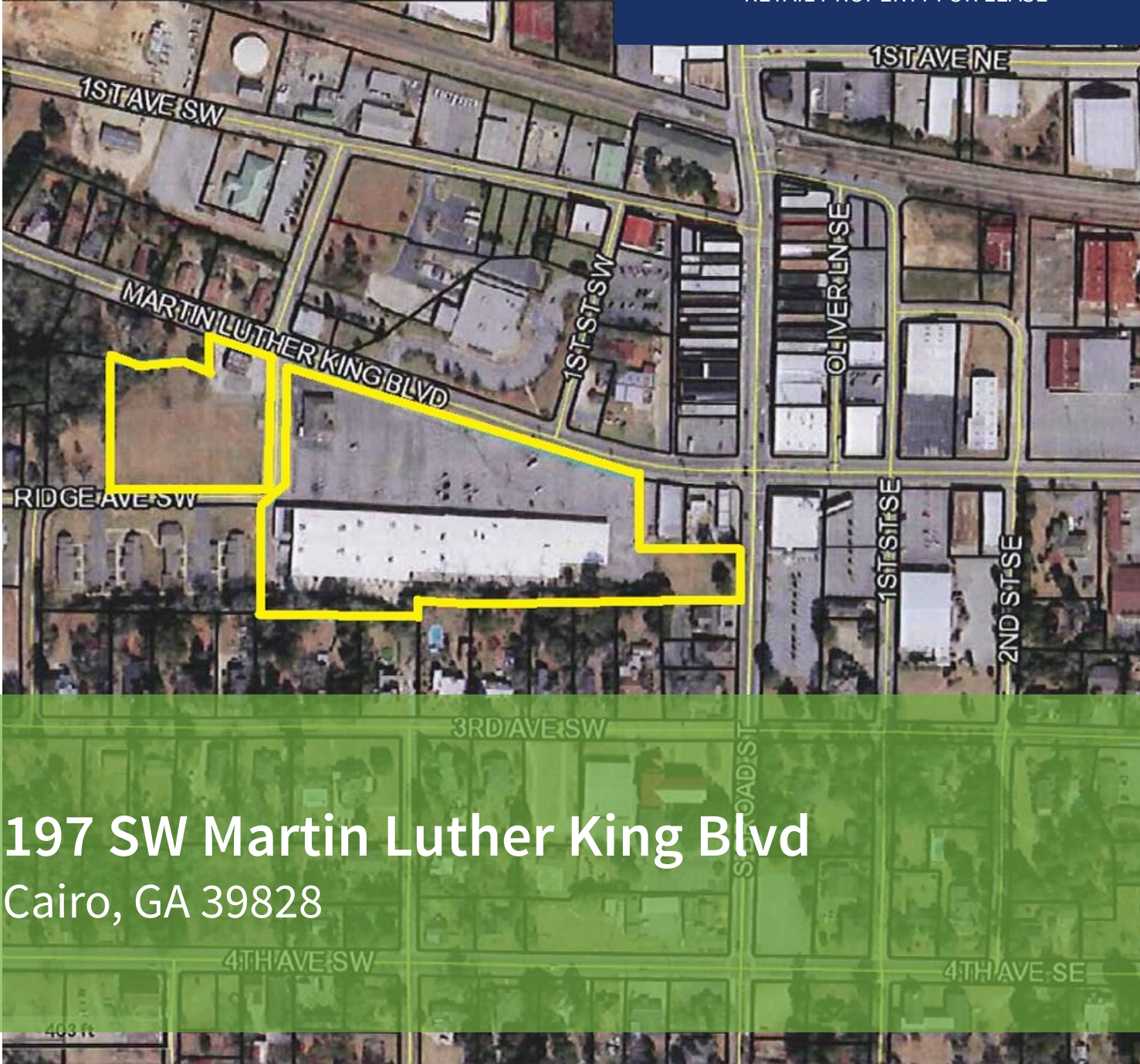




COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR LEASE



197 SW Martin Luther King Blvd  
Cairo, GA 39828

**TREY DESANTIS**  
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O: 850.385.6363



## EXECUTIVE SUMMARY

## 197 SW MARTIN LUTHER KING BLVD

CAIRO, GA 39828



## OFFERING SUMMARY

|                       |                   |
|-----------------------|-------------------|
| <b>Available SF:</b>  | 1,200 - 20,650 SF |
| <b>Lease Rate:</b>    | 9.00 SF/yr        |
| <b>Lot Size:</b>      | 8.17 Acres        |
| <b>Building Size:</b> | 80,000 SF         |
| <b>APN:</b>           | C0190017          |

## PROPERTY HIGHLIGHTS

- Join Family Dollar, Farmer's Home Furniture, Taco N' Madre, and more in this 80,000 sf shopping center in downtown Cairo.
- Numerous recent Landlord improvements with more to come.
- New stacked stone façade and paint on this center have really enhanced the property.
- There are several leasing options available from 1,800 sf to 23,000 sf in-line as well as a free standing turn-key 4,200 sf restaurant space in front of the center.
- Call the leasing agent today to discuss this opportunity!

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ADDITIONAL PHOTOS

197 SW MARTIN LUTHER KING BLVD  
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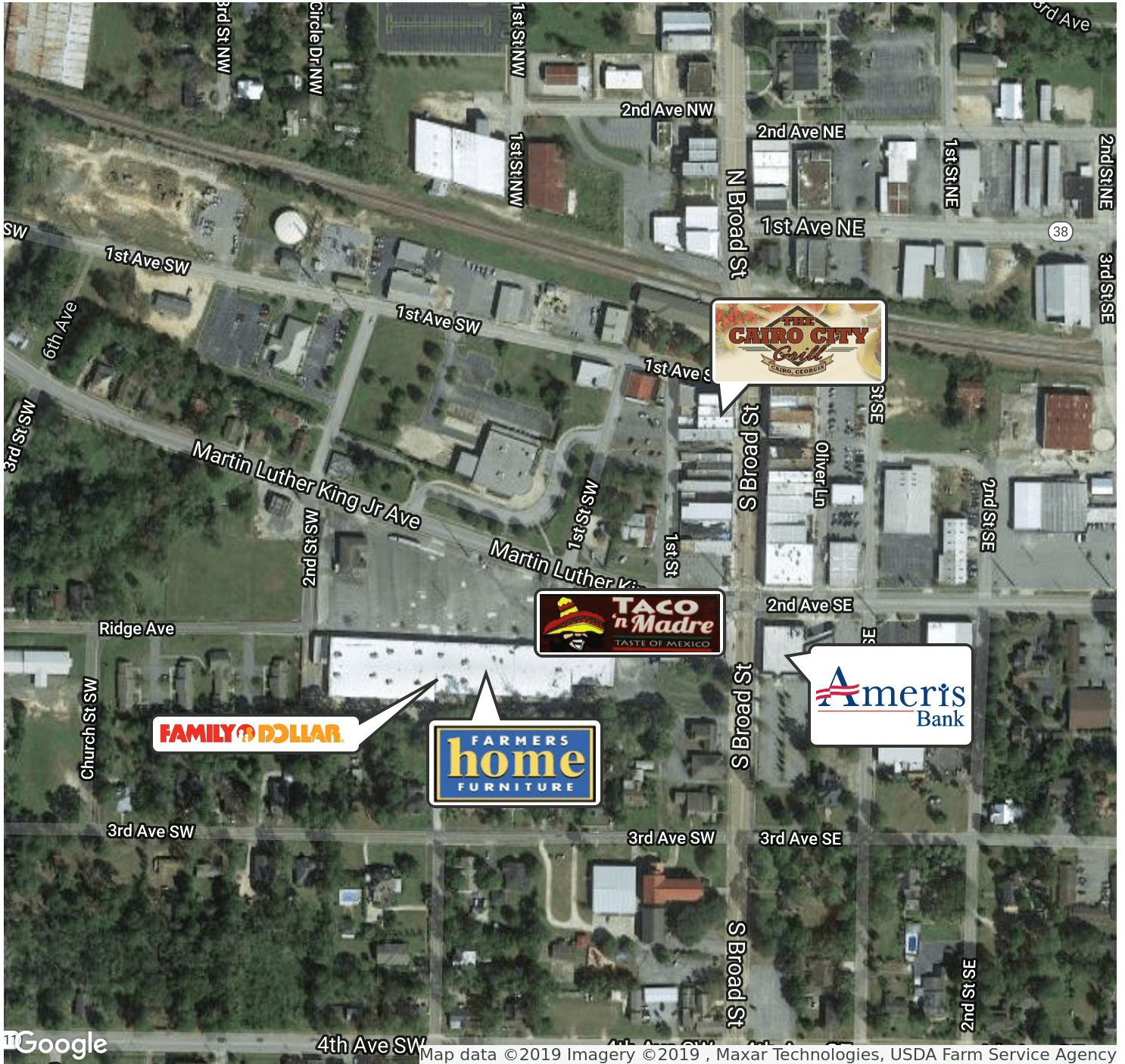
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RETAILER MAP

197 SW MARTIN LUTHER KING BLVD  
CAIRO, GA 39828



Google

Map data ©2019 Imagery ©2019, Maxar Technologies, USDA Farm Service Agency

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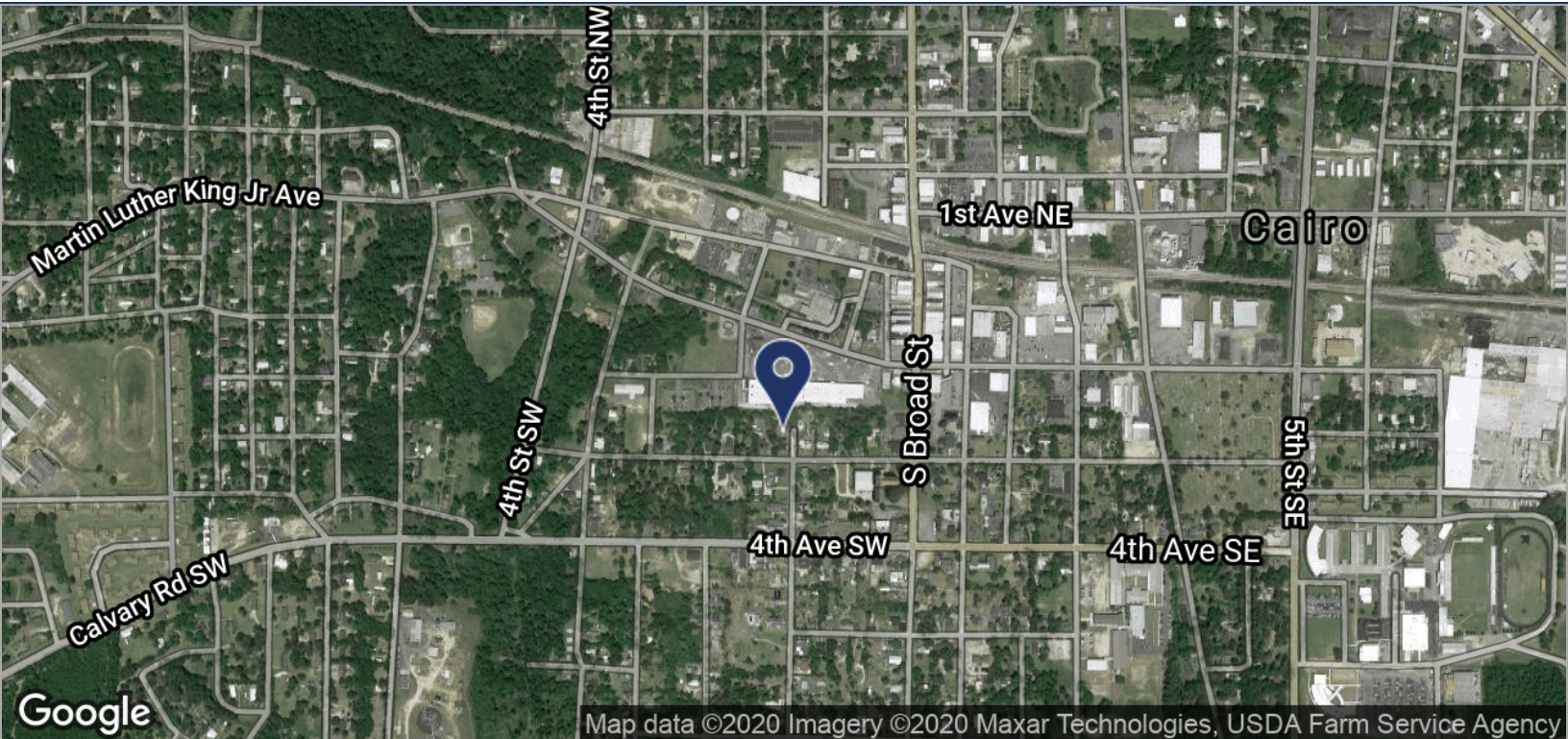




LOCATION MAPS

# 197 SW MARTIN LUTHER KING BLVD

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## AVAILABLE SPACES

# 197 SW MARTIN LUTHER KING BLVD

CAIRO, GA 39828

**Lease Rate:** \$7.00 - 10.70 SF/YR      **Total Space:** 1,200 - 20,650 SF

| SPACE           | SPACE USE              | LEASE RATE        | SIZE (SF) | TERM       |
|-----------------|------------------------|-------------------|-----------|------------|
| 197 SW MLK Blvd | Strip Center           | \$9.00 SF/YR      | 1,632 SF  | Negotiable |
| 197 SW MLK Blvd | Street Retail          | \$9.00 SF/YR      | 2,000 SF  | Negotiable |
| 197 SW MLK Blvd | Street Retail          | \$9.00 SF/YR      | 5,200 SF  | Negotiable |
| 197 SW MLK Blvd | Street Retail          | \$7.00 SF/YR      | 15,450 SF | Negotiable |
| 197 SW MLK Blvd | Street Retail          | \$7.00 SF/YR      | 20,650 SF | Negotiable |
| 197 SW MLK Blvd | Street Retail          | \$9.00 SF/YR      | 2,500 SF  | Negotiable |
| 197 SW MLK Blvd | Street Retail          | \$9.00 SF/YR      | 1,200 SF  | Negotiable |
| 197 SW MLK Blvd | Free Standing Building | \$3,750 PER MONTH | 4,200 SF  | Negotiable |



## DEMOGRAPHICS MAP

197 SW MARTIN LUTHER KING BLVD  
CAIRO, GA 39828

| <b>POPULATION</b>              | <b>3 MILES</b> | <b>5 MILES</b> | <b>15 MILES</b> |
|--------------------------------|----------------|----------------|-----------------|
| TOTAL POPULATION               | 4,070          | 9,997          | 42,315          |
| MEDIAN AGE                     | 33.8           | 34.2           | 36.9            |
| MEDIAN AGE (MALE)              | 33.0           | 33.5           | 36.2            |
| MEDIAN AGE (FEMALE)            | 35.0           | 35.0           | 37.5            |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>3 MILES</b> | <b>5 MILES</b> | <b>15 MILES</b> |
| TOTAL HOUSEHOLDS               | 1,522          | 3,755          | 15,989          |
| # OF PERSONS PER HH            | 2.7            | 2.7            | 2.6             |
| AVERAGE HH INCOME              | \$44,954       | \$45,543       | \$49,398        |
| AVERAGE HOUSE VALUE            | \$169,075      | \$167,430      | \$170,169       |
| <b>RACE</b>                    | <b>3 MILES</b> | <b>5 MILES</b> | <b>15 MILES</b> |
| % WHITE                        | 46.6%          | 49.7%          | 58.0%           |
| % BLACK                        | 43.3%          | 40.0%          | 34.6%           |
| % ASIAN                        | 0.1%           | 0.1%           | 0.2%            |
| % HAWAIIAN                     | 0.0%           | 0.0%           | 0.0%            |
| % INDIAN                       | 0.0%           | 0.2%           | 0.6%            |
| % OTHER                        | 8.6%           | 8.7%           | 5.7%            |
| <b>ETHNICITY</b>               | <b>3 MILES</b> | <b>5 MILES</b> | <b>15 MILES</b> |
| % HISPANIC                     | 10.5%          | 10.8%          | 7.7%            |