



FOR SALE | LEASE FORMER FRED'S - CUTHBERT, GA

101 N. WEBSTER STREET
CUTHBERT, GA 39840

Matt Fleck
Associate Advisor
O: 850.877.6000
fleck@svn.com



Property Summary



OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	2.24 Acres
Year Built:	2002
Building Size:	16,625 SF
Price / SF:	\$39.10
Lease Rate:	\$6.00/SF (NNN)

PROPERTY OVERVIEW

Offered for sale this 16,625 square foot metal building, formerly used as a retail store and pharmacy.

LOCATION OVERVIEW

Located in Randolph County which is an agricultural county and ranks as the top wheat and sorghum grower in the state. Peanuts, cotton, soybeans, and corn are also important crops for Randolph. U.S. Highways 82 and 27 traverse Cuthbert, which is one of the few municipalities in the country with a water tower in the middle of a federal highway [U.S. 82 - 4,400 AADT]. The Cuthbert Historic District boasts architectural styles spanning most of the county's history and the Cuthbert Main Square is a National Registered Historical Place since 1975. The major industries in Randolph County produce animal feeds, concrete products, paper and boiler plate. One of the main attractions to Randolph county is the hunting and fishing.

PROPERTY HIGHLIGHTS

- 0.3 Miles from Cuthbert's Historic Main Square - 8,800 AADT
- Great Access, and less than 1 mile from US HWY 27
- Less than 1 mile from Andrew College - 300 students

Additional Photos



Aerial



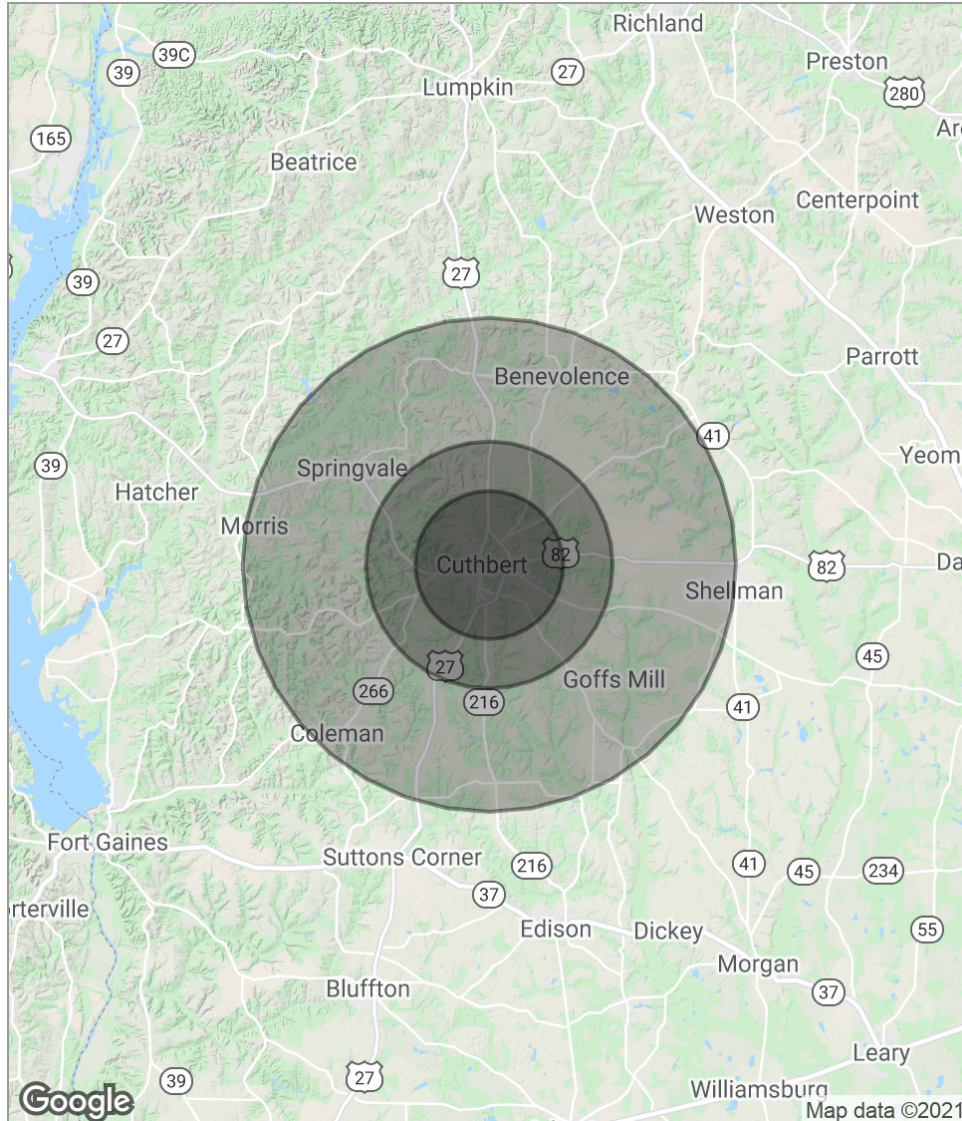
Aerial



Aerial



Demographics Map



POPULATION	3 MILES	5 MILES	10 MILES
Total population	729	1,921	6,439
Median age	35.6	35.8	36.5
Median age (Male)	30.3	30.4	30.6
Median age (Female)	38.7	39.0	40.0
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	273	721	2,441
# of persons per HH	2.7	2.7	2.6
Average HH income	\$48,167	\$47,650	\$45,561
Average house value	\$79,005	\$78,863	\$78,889

* Demographic data derived from 2010 US Census