

FOR SALE

505 Alice Street Bainbridge, GA 39819

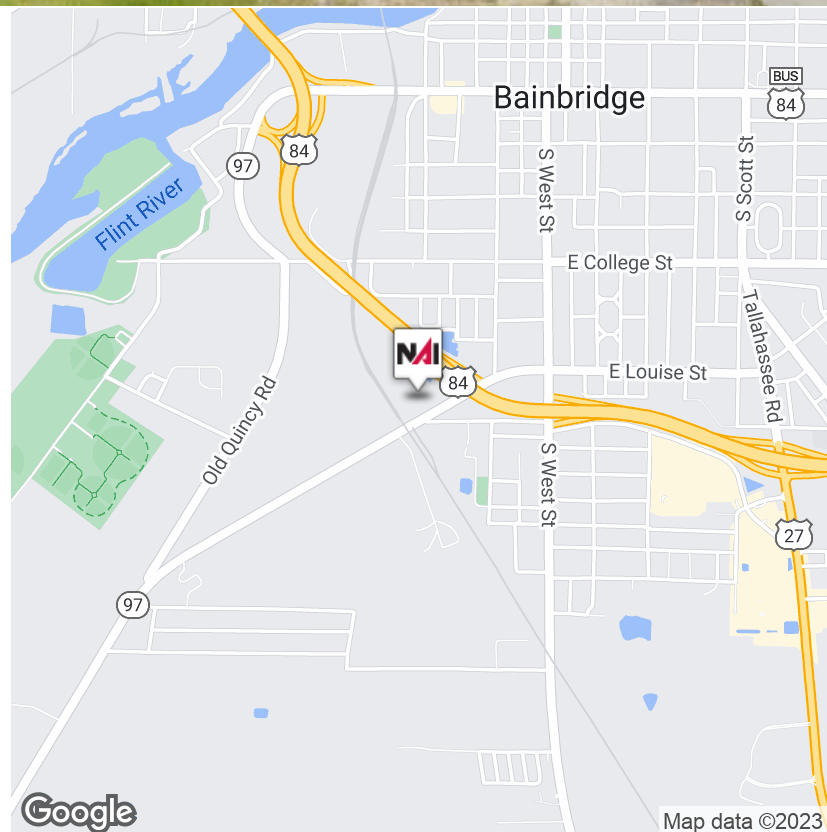
NAI TALCOR



INDUSTRIAL | 10,800 SF

Industrial building built in 1973, with 6,700 SF office, 5,800 SF conditioned warehouse space and additional 9,250 SF commercial dock and storage. most of the office space can be converted back to warehouse space if needed. Fenced yard area for additional growth

- 4.6 Acres Multipurpose Commercial Yard
- 6,700 SF Office
- 5,800 Conditioned Warehouse Space
- 12,500 SF Under Roof
- Large Fenced Yard Area
- Truck Scale
- Tax ID: B0420-040-A00



Brian Proctor
+1 850 599 5963
brian@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



NAI TALCOR
1018 Thomasville Road, Suite 200A
talcor.com

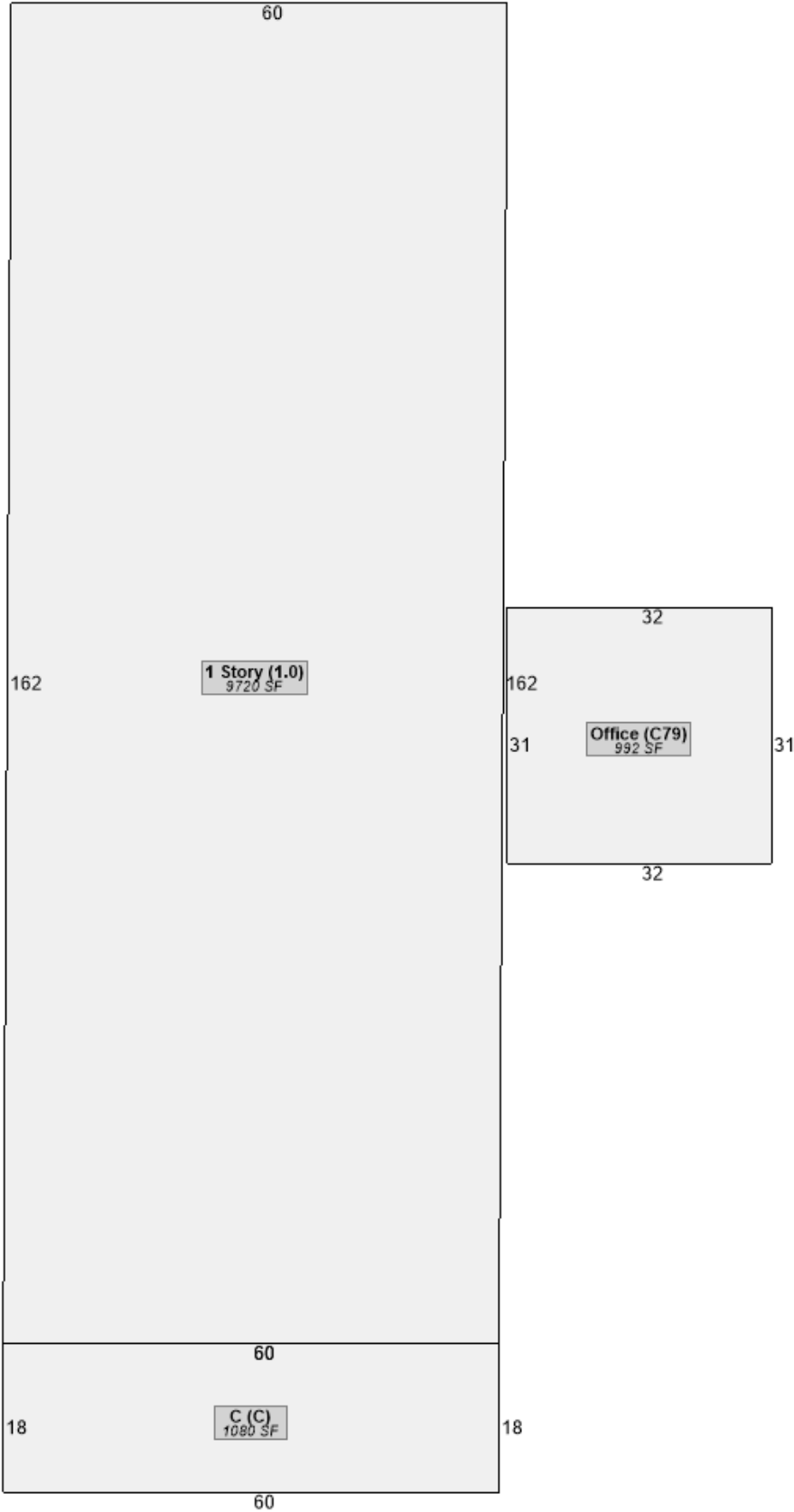
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NAITALCOR

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10,800 SF OFFICE/WAREHOUSE FOR SALE

Walmart

SUBWAY

SONIC
America's Drive-In

ZAXBY'S
REAL CHICKEN

BEEF O'BRADY'S
GOOD FOOD. GOOD SPORTS.

THE HOME
DEPOT

HARBOR
FREIGHT
Quality Tools at Remarkably Low Prices

TSC TRACTOR
SUPPLY CO

LAREDO
GRILL

Chick-fil-A

Google

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Technologies, USDA/FPAC/GEO

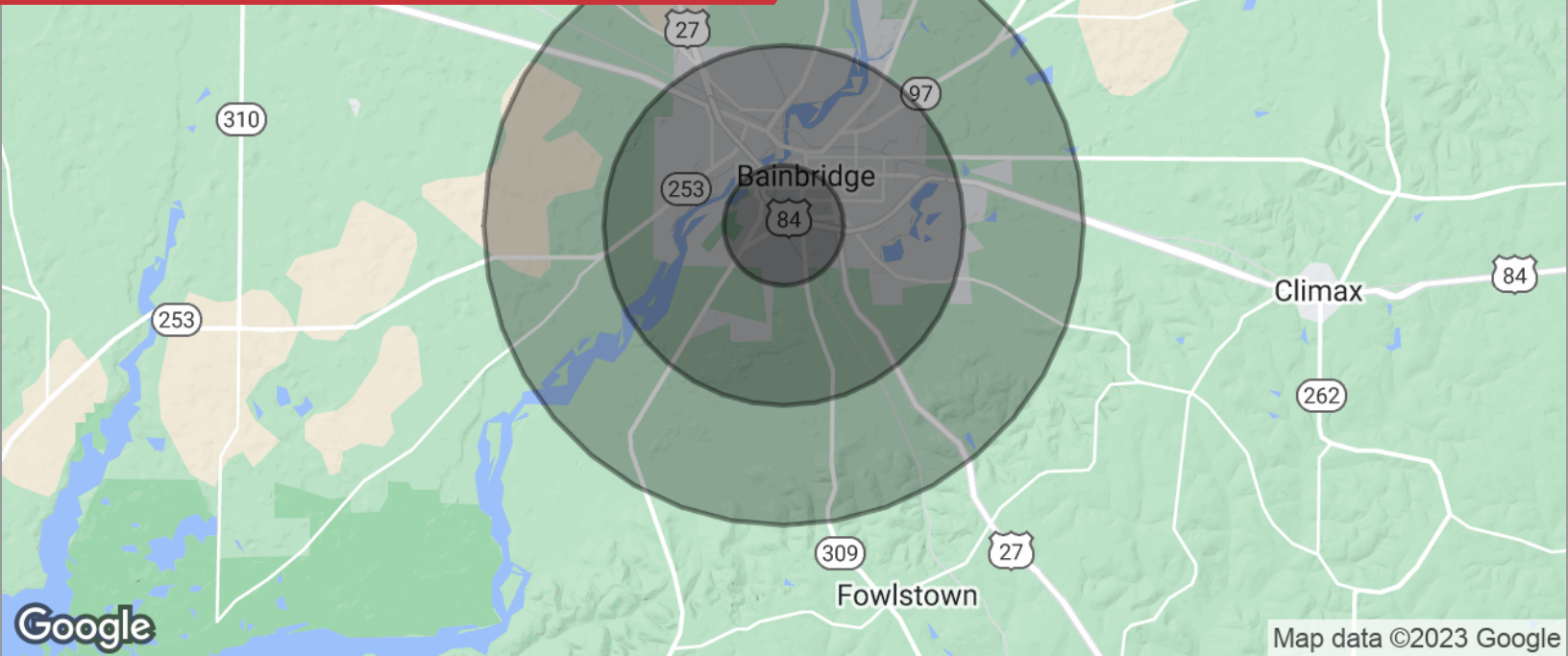
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NAITACOR

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,114	10,748	15,472
Median age	31.5	35.3	36.6
Median age (male)	29.4	31.3	33.7
Median age (Female)	34.6	38.1	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	963	4,817	6,820
# of persons per HH	2.2	2.2	2.3
Average HH income	\$36,233	\$38,300	\$43,483
Average house value	\$75,857	\$98,918	\$117,106

* Demographic data derived from 2020 ACS - US Census