

412 NORTH JACKSON ST
Americus, GA 31709



OFFERING SUMMARY

Sale Price:	\$150,000
Building Size:	4,480 SF
Zoning:	I (Industrial)
Acres:	0.35

LOCATION OVERVIEW

4,480 SF industrial site located in downtown Americus, GA on North Jackson Street. Multiple retailers, churches, schools, and other traffic generators near site. Retailers in immediate trade area include: Dollar General, The Salvation Army, Fish House, Smoothie King, Food Lion, Wok N Kings, Windsor Hotel, Citizen Bank, Gyro City, and more.

PROPERTY HIGHLIGHTS

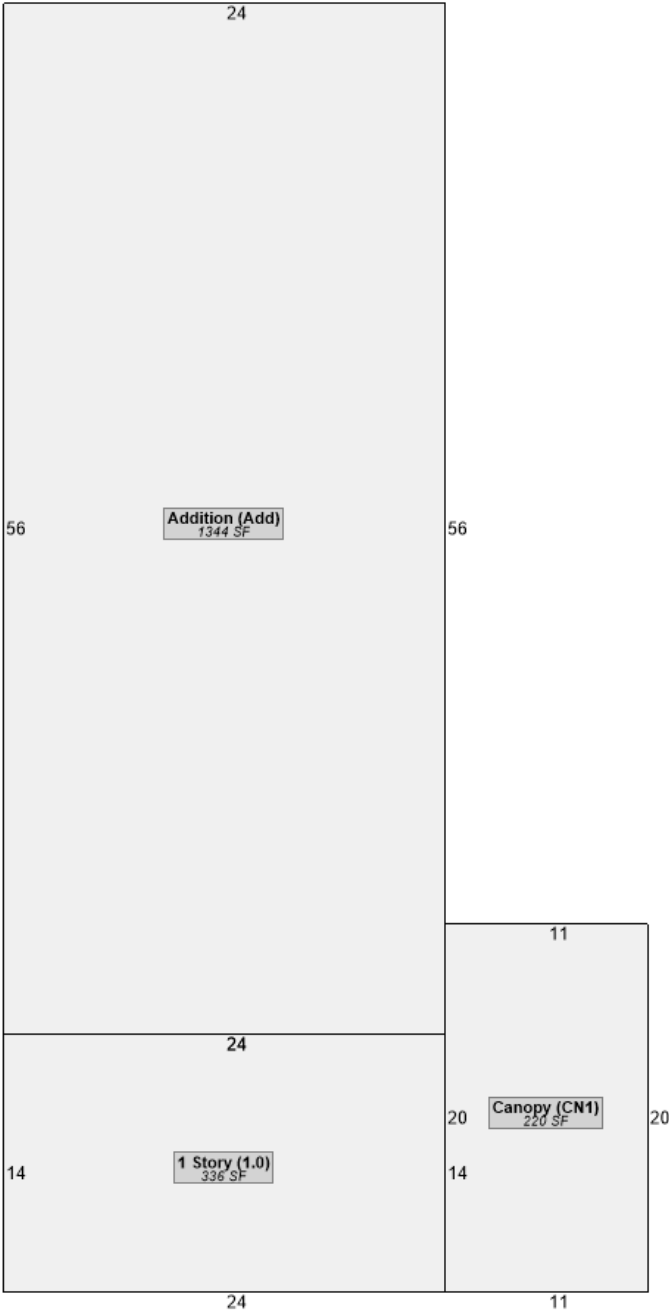
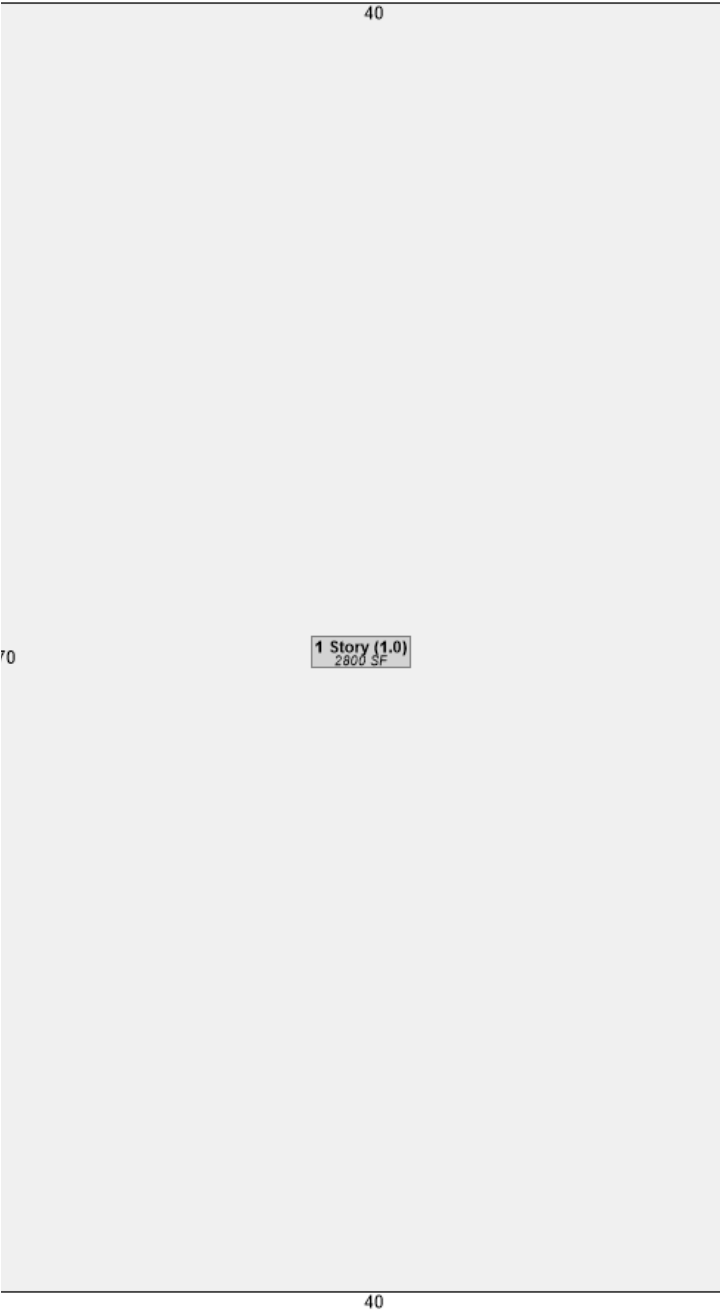
- Zoned I (Industrial)
- Located In Downtown Americus
- Multiple Traffic Generators Near Site
- Easy Access To Hwy 19

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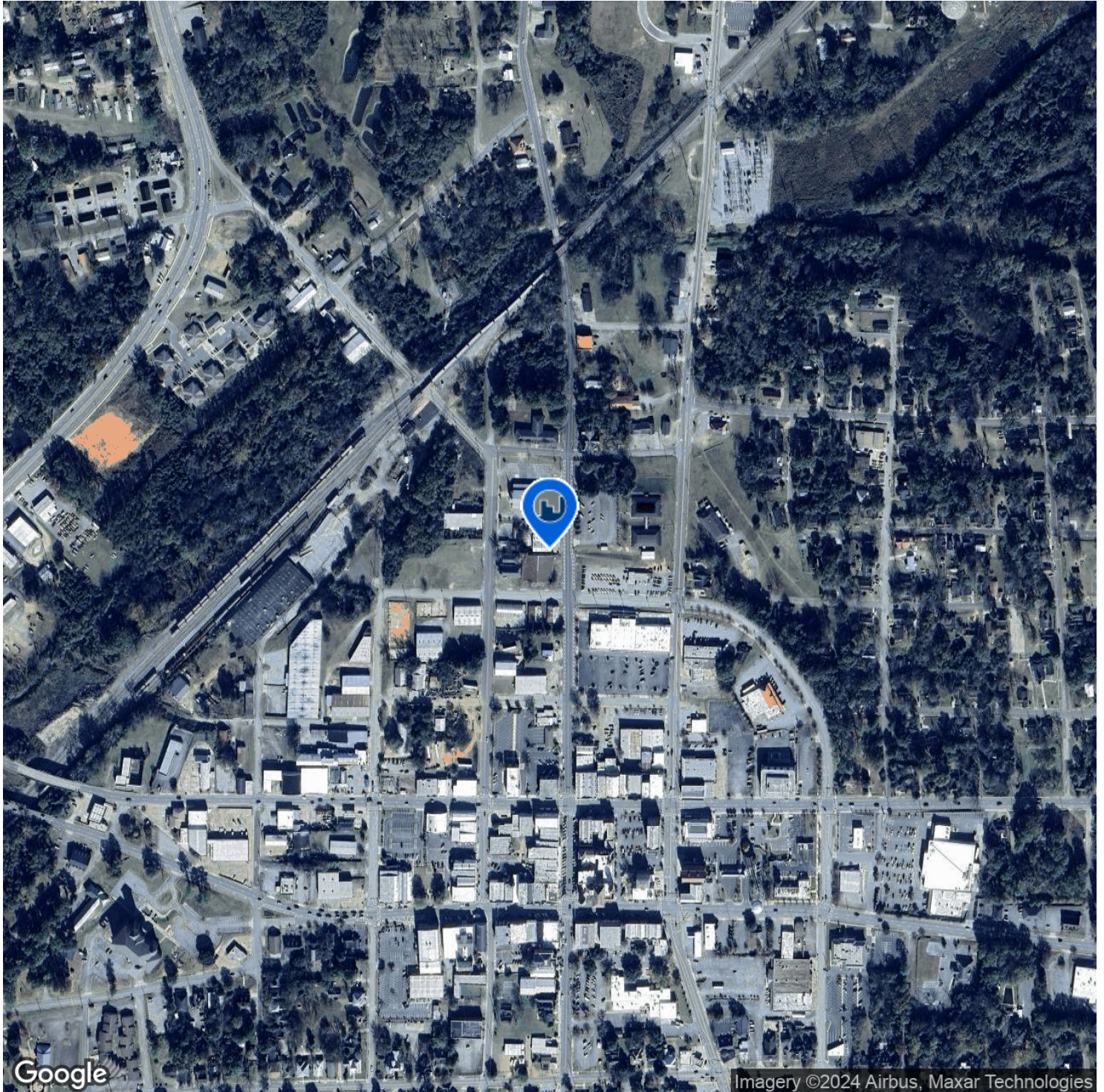


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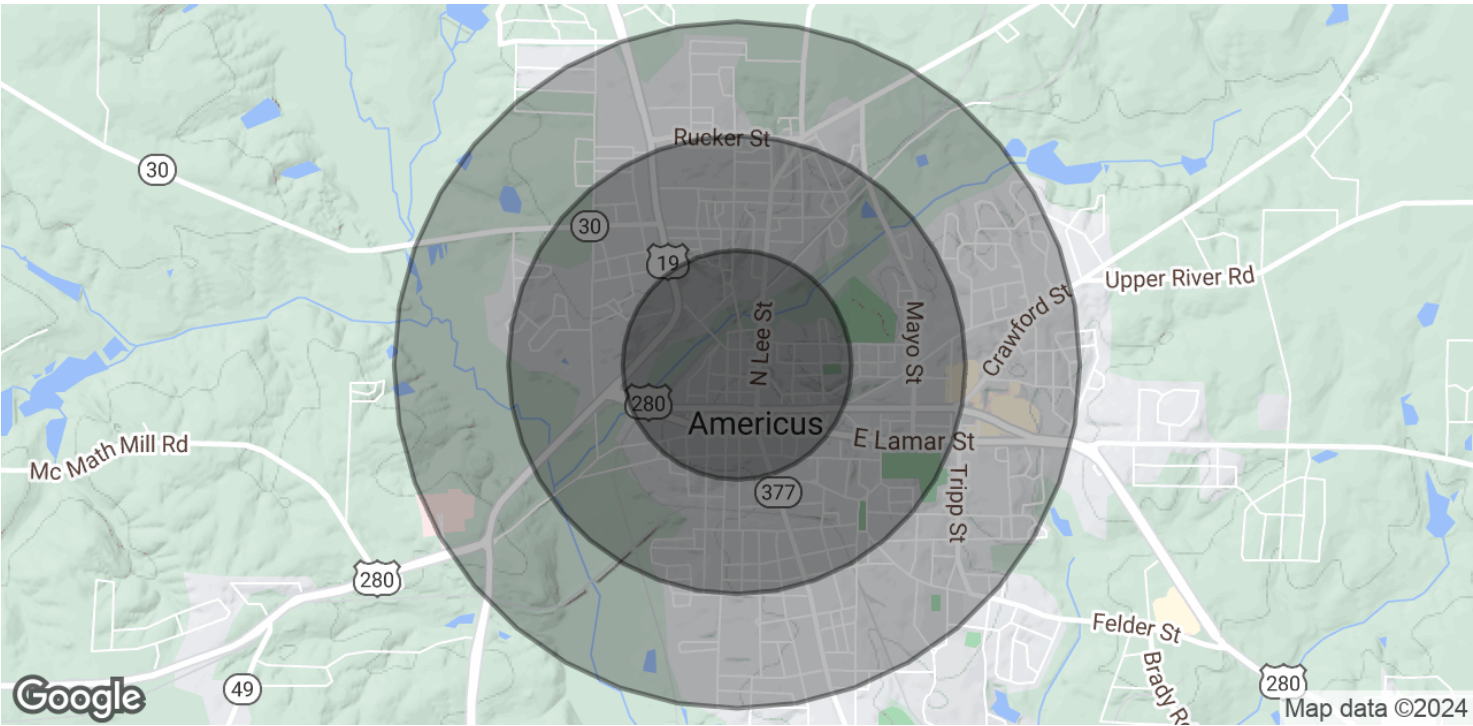


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,343	4,894	7,824
Average Age	39.2	34.7	33.0
Average Age (Male)	38.4	32.3	29.8
Average Age (Female)	38.0	34.6	34.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	700	2,378	3,540
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$34,962	\$36,289	\$40,616
Average House Value	\$65,890	\$85,243	\$91,150

2020 American Community Survey (ACS)

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