

FAMILY DOLLAR SHOPPING CENTER

110 Cordele Rd, Albany, GA 31705



OFFERING SUMMARY

Sale Price:	\$1,032,000
Cap Rate:	8.0%
Year Built:	2001
Building Size:	12,800 SF
Zoning:	C-3
Market:	Albany

PROPERTY OVERVIEW

Prime retail investment opportunity, this property at 110 Cordele Rd includes a 12,800 SF free standing building with 4 fully leased units. Built in 2001 and zoned C-3, this high-visibility property offers the ideal setting for retail businesses to thrive. With 100% occupancy, this investment promises immediate returns and long-term potential in the dynamic Albany market.

PROPERTY HIGHLIGHTS

- 12,800 SF multi tenant building
- National Anchor Tenant (Family Dollar)
- Prime location
- 100% occupancy
- High visibility
- Ample parking

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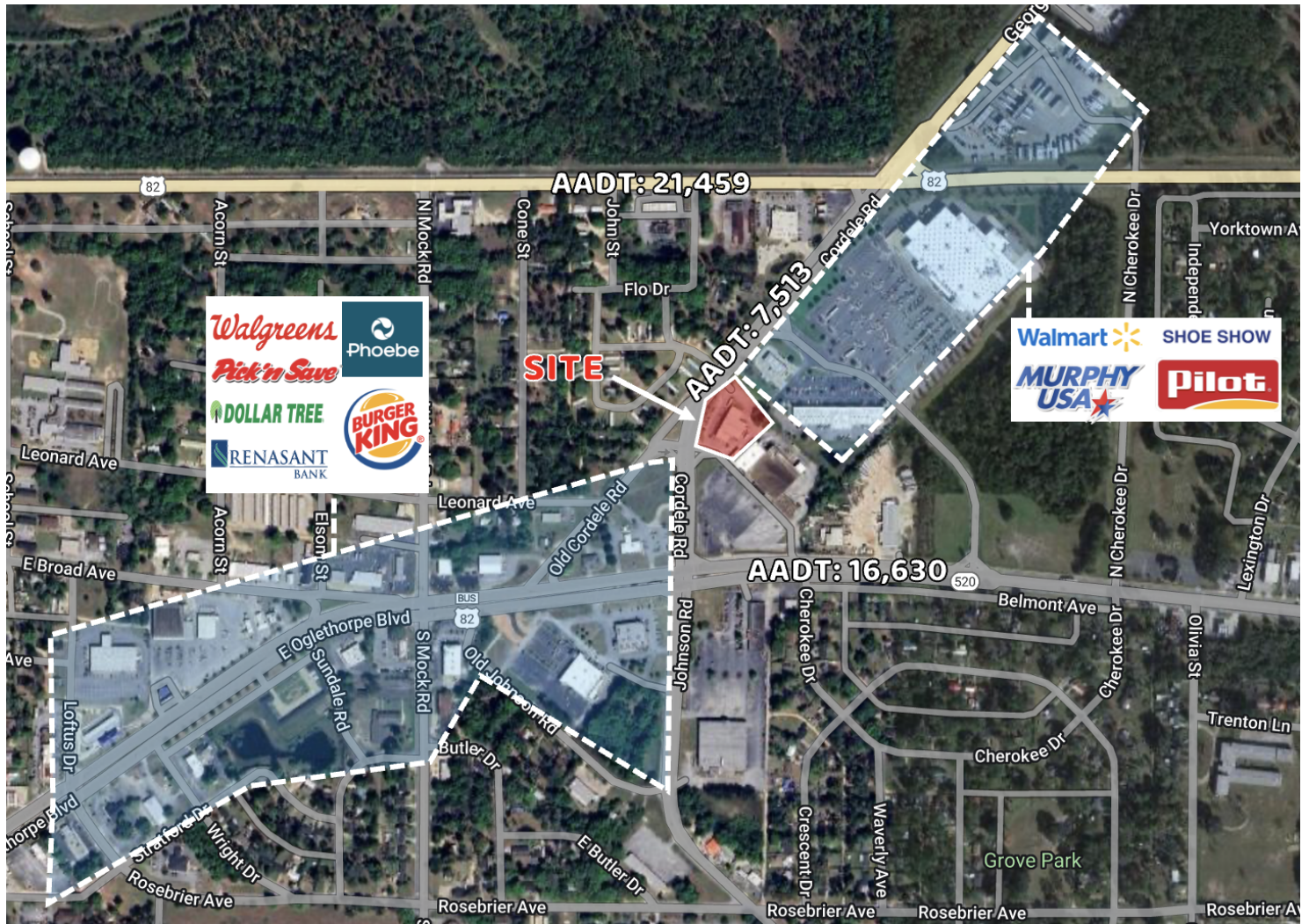


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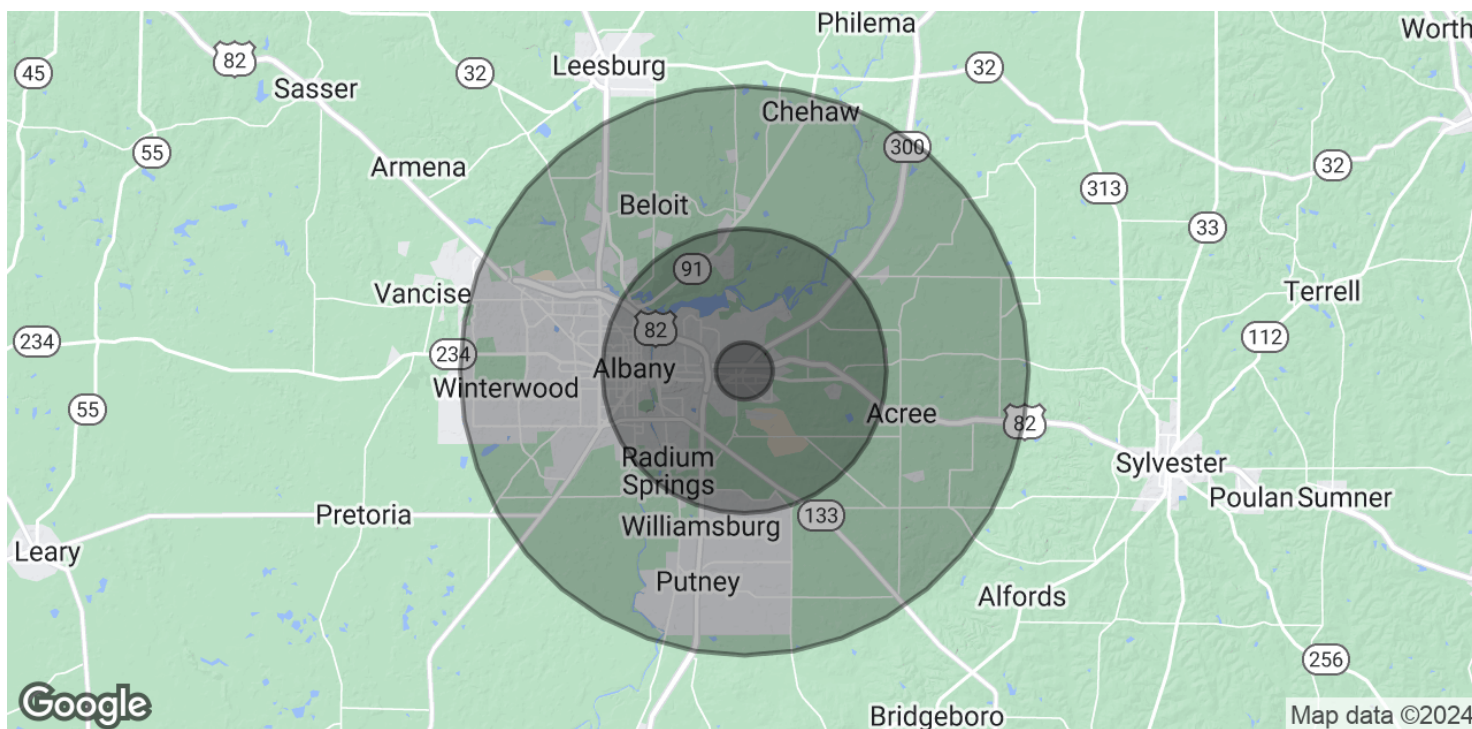


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,374	36,838	96,624
Average Age	36	38	40
Average Age (Male)	34	37	38
Average Age (Female)	37	39	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,359	14,679	39,878
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$52,640	\$52,068	\$71,050
Average House Value	\$107,551	\$137,506	\$172,755

Demographics data derived from AlphaMap

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