

**Retail**  
**8,000 SF**



## 409 E 3rd Street

Donalsonville, Georgia 39845

### Property Features

- Freestanding retail building on .99 acres
- 215' +/- Highway 84 frontage
- Parking Spaces: 26
- APN #: D0210088089
- Zoned: C3-Commercial
- Ceiling Height: 12'

**Sale Price: \$400,000**



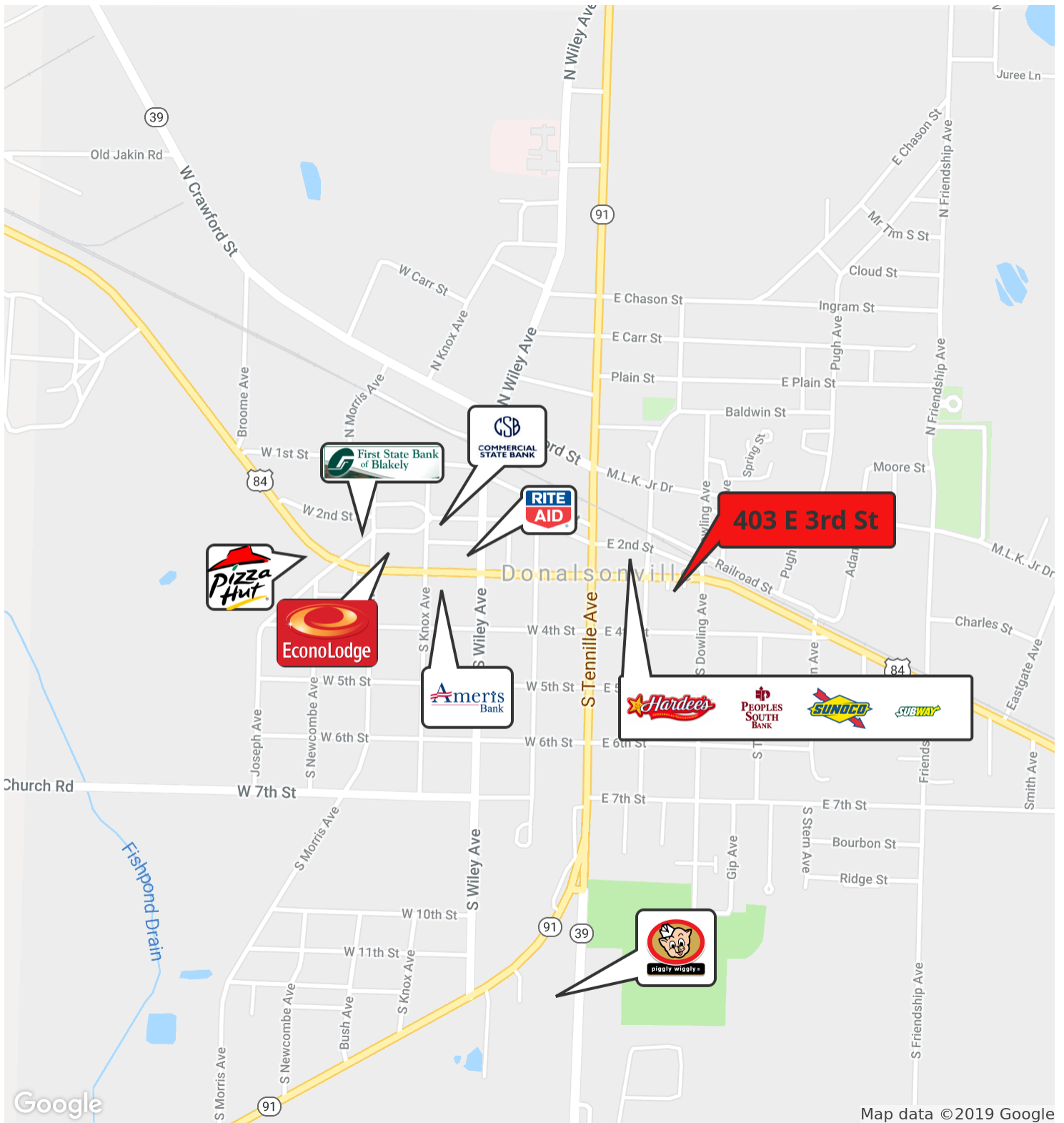
For more information:

**E. Edward Murray, Jr., SIOR, CCIM**

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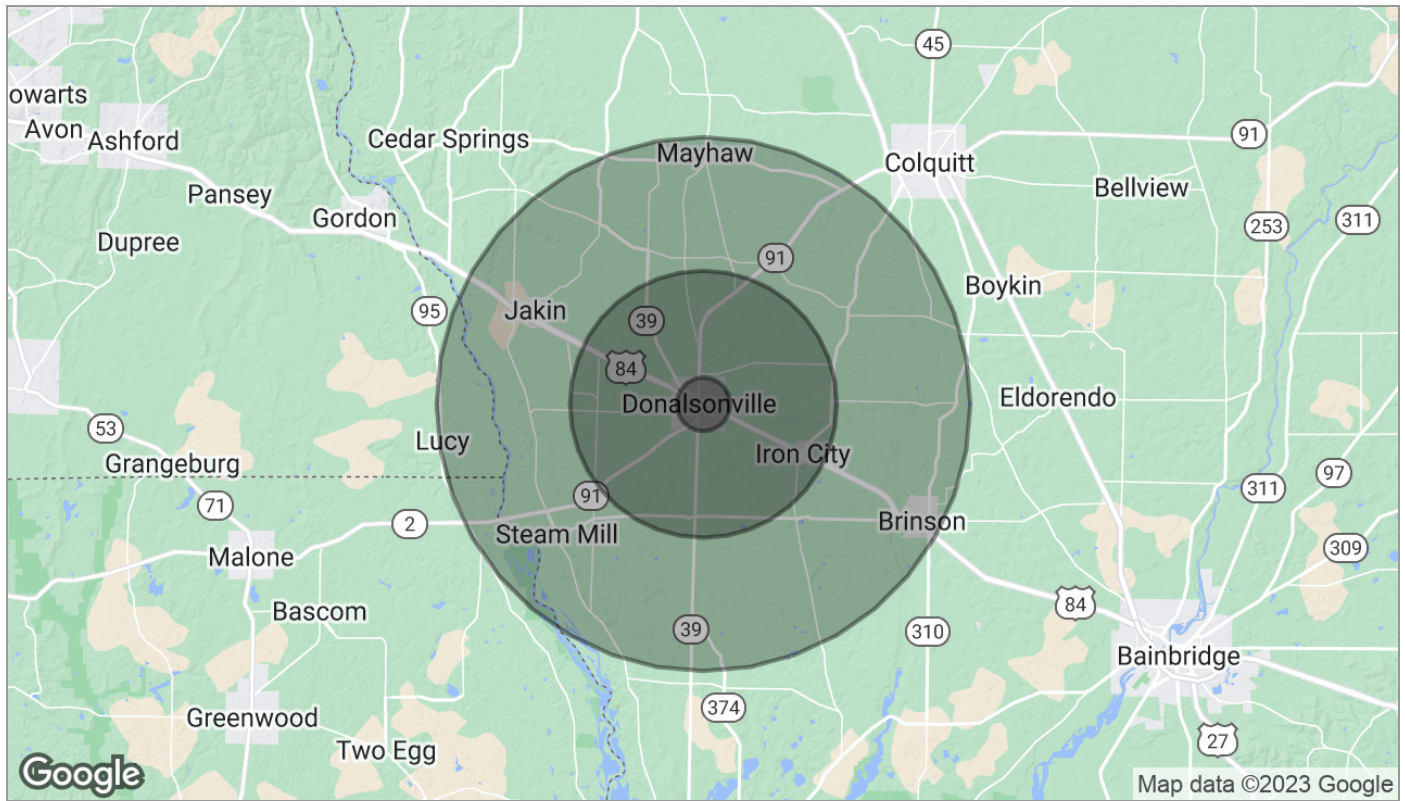
For Sale

# Retail



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Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	472	4,983	10,060
MEDIAN AGE	44.2	43.4	42.2
MEDIAN AGE (MALE)	43.4	42.4	41.2
MEDIAN AGE (FEMALE)	44.8	44.0	42.5
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	172	1,839	3,720
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$41,419	\$45,669	\$50,543
AVERAGE HOUSE VALUE		\$105,439	\$105,593
Race	1 Mile	5 Miles	10 Miles
% WHITE	44.9%	51.3%	62.0%
% BLACK	52.8%	46.5%	36.0%
% ASIAN	0.8%	0.8%	0.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	0.0%	0.0%	0.0%
Ethnicity	1 Mile	5 Miles	10 Miles
% HISPANIC	1.3%	1.1%	0.7%

\* Demographic data derived from 2020 ACS - US Census