

# FOR SALE

216 Broad St  
Warm Springs, GA 31830

**For More Information: Stephen Lovett**

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**Patrick Cisco**

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**Norton Commercial**  
434 Green Street  
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# NORTON

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## OFFERING SUMMARY

**Sale Price:** \$195,000

**Price / SF:** \$53.50

**Lot Size:** ±0.73 Acres

**Year Built:** 1965

**Building Size:** ±3,645 SF

## PROPERTY OVERVIEW

Norton Commercial Acreage Group is pleased to present this ±0.73-acre church property featuring a ±3,645 SF facility built in 1965. The sanctuary seats approximately 120 people, providing a welcoming environment for worship services and community gatherings. The building includes four classrooms/offices, a large conference room, and a downstairs fellowship hall with kitchen and rear access—offering flexible space for ministry programs, meetings, and events. Conveniently located near US-27 ALT and approximately 25 miles southeast of LaGrange, the property provides strong accessibility for the surrounding community.

**For More Information:** **Patrick - 404-772-8608**

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ADDITIONAL PHOTOS

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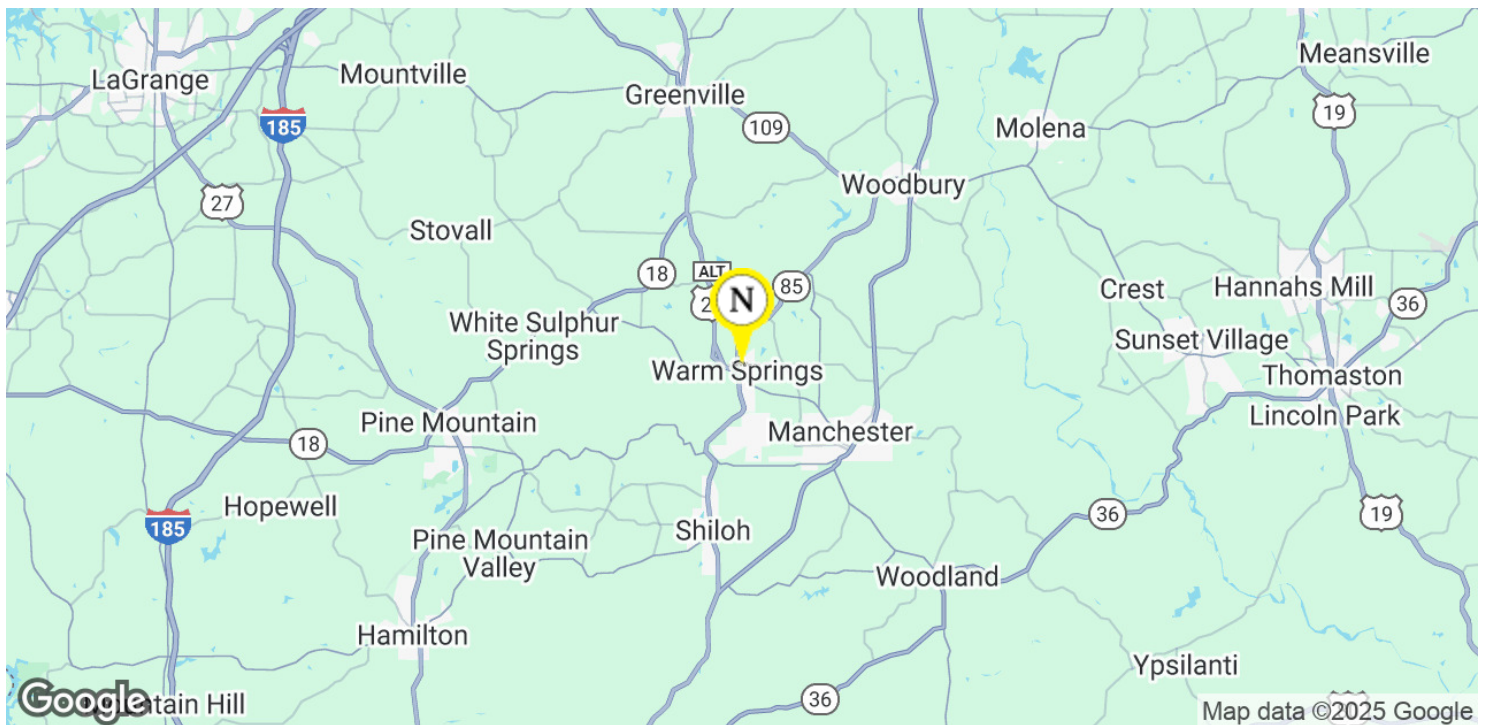
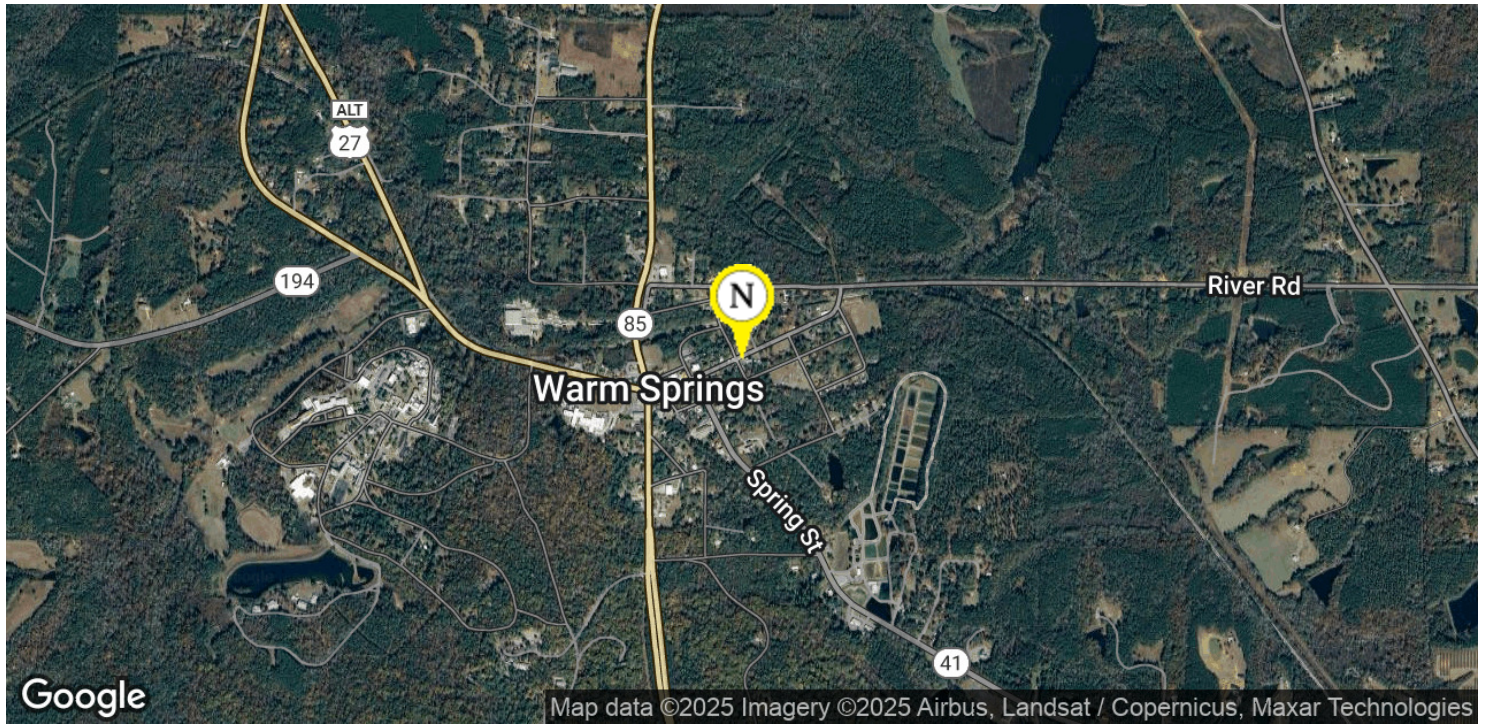
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# Executive Summary

216 Broad St, Warm Springs, Georgia, 31830



Rings: 3, 5, 10 mile radii

Population	3 miles	5 miles	10 miles
2010 Population	2,385	7,721	17,041
2020 Population	2,034	6,581	15,196
2025 Population	2,007	6,467	15,249
2030 Population	2,001	6,448	15,353
2010-2020 Annual Rate	-1.58%	-1.58%	-1.14%
2020-2025 Annual Rate	-0.25%	-0.33%	0.07%
2025-2030 Annual Rate	-0.06%	-0.06%	0.14%


Age	3 miles	5 miles	10 miles
2025 Median Age	49.0	45.9	46.2
U.S. median age is 39.1			

Race and Ethnicity	3 miles	5 miles	10 miles
White Alone	68.8%	59.0%	60.1%
Black Alone	25.5%	35.3%	34.2%
American Indian Alone	0.3%	0.2%	0.3%
Asian Alone	0.8%	0.7%	0.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.9%	0.9%	0.9%
Two or More Races	3.7%	3.8%	4.1%
Hispanic Origin	2.2%	2.4%	2.7%
Diversity Index	48.4	54.8	54.6

Households	3 miles	5 miles	10 miles
2010 Total Households	885	3,079	6,786
2020 Total Households	819	2,767	6,336
2025 Total Households	816	2,767	6,411
2030 Total Households	816	2,771	6,476
2010-2020 Annual Rate	-0.77%	-1.06%	-0.68%
2020-2025 Annual Rate	-0.07%	0.00%	0.22%
2025-2030 Annual Rate	0.00%	0.03%	0.20%
2025 Average Household Size	2.39	2.31	2.36
Wealth Index	43	43	50

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

<b>Mortgage Income</b>	<b>3 miles</b>	<b>5 miles</b>	<b>10 miles</b>
2025 Percent of Income for Mortgage	22.6%	20.9%	21.7%
<b>Median Household Income</b>			
2025 Median Household Income	\$51,207	\$50,479	\$54,140
2030 Median Household Income	\$53,929	\$53,720	\$60,062
2025-2030 Annual Rate	1.04%	1.25%	2.10%
<b>Average Household Income</b>			
2025 Average Household Income	\$60,513	\$61,395	\$67,359
2030 Average Household Income	\$65,572	\$66,546	\$74,413
<b>Per Capita Income</b>			
2025 Per Capita Income	\$26,033	\$26,421	\$28,305
2030 Per Capita Income	\$28,289	\$28,760	\$31,358
2025-2030 Annual Rate	1.68%	1.71%	2.07%
<b>Income Equality</b>			
2025 Gini Index	47.0	44.5	44.2
<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	47.8	43.7	43.3
<b>Housing Unit Summary</b>			
Housing Affordability Index	97	106	101
2010 Total Housing Units	1,024	3,584	7,999
2010 Owner Occupied Hus (%)	68.7%	65.8%	69.6%
2010 Renter Occupied Hus (%)	31.4%	34.2%	30.4%
2010 Vacant Housing Units (%)	13.6%	14.1%	15.2%
2020 Housing Units	918	3,175	7,318
2020 Owner Occupied HUs (%)	69.3%	65.2%	69.6%
2020 Renter Occupied HUs (%)	30.6%	34.8%	30.4%
Vacant Housing Units	12.1%	13.1%	13.3%
2025 Housing Units	923	3,226	7,466
Owner Occupied Housing Units	71.1%	67.0%	71.6%
Renter Occupied Housing Units	28.9%	33.0%	28.4%
Vacant Housing Units	11.6%	14.2%	14.1%
2030 Total Housing Units	925	3,233	7,541
2030 Owner Occupied Housing Units	588	1,885	4,728
2030 Renter Occupied Housing Units	228	886	1,748
2030 Vacant Housing Units	109	462	1,065