



# ±4.04 AC CORDELE, GA

2011 Central Ave., Cordele, GA 31015

## Property Summary



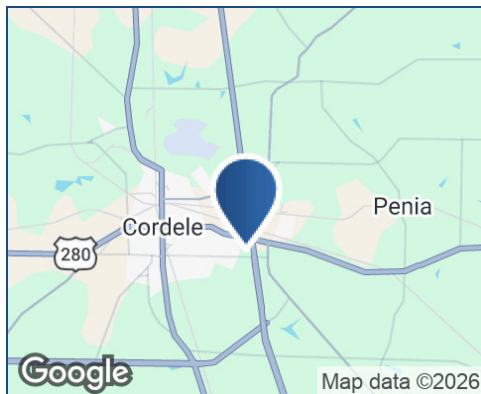
### DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	55,590
STREET	I-75

\* Figures shown represent estimates

### DEMOGRAPHICS - 2025

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Estimated Population	11,781	14,520	15,941
Average HH Income	\$58,600	\$61,123	\$63,886
Estimated Households	4,730	5,848	6,454



### PROPERTY HIGHLIGHTS

- ±4.04 acres - Ideal for Hospitality or Retail - Excellent Interstate visibility
- Nearby hotels include Hampton Inn & Suites, Fairfield Inn & Suites by Marriott, Holiday Inn Express, Best Western Colonial Inn, and more
- Nearby retailers include The Home Depot, Walmart, O'Reilly Auto Parts, Harveys Supermarket, Belk, Save A Lot, Walgreens, CVS, Auto Zone, Sherwin Williams, and Tractor Supply Co. among others
- Nearby restaurants include McDonald's, Taco Bell, Krystal, Chick-fil-A, Denny's, Zaxby's, Wendy's, Burger King, Hardee's, KFC, Sonic, Cook Out, Arby's, Golden Corral, Cracker Barrel, and more



KEITH VALENTINE

678.718.1882

KValentine@retail-pa.com

Retail Property Advisors // 678.718.1880 // 2100 RiverEdge Pkwy. // Suite 1050, Atlanta, GA 30328 // Retail-PA.com

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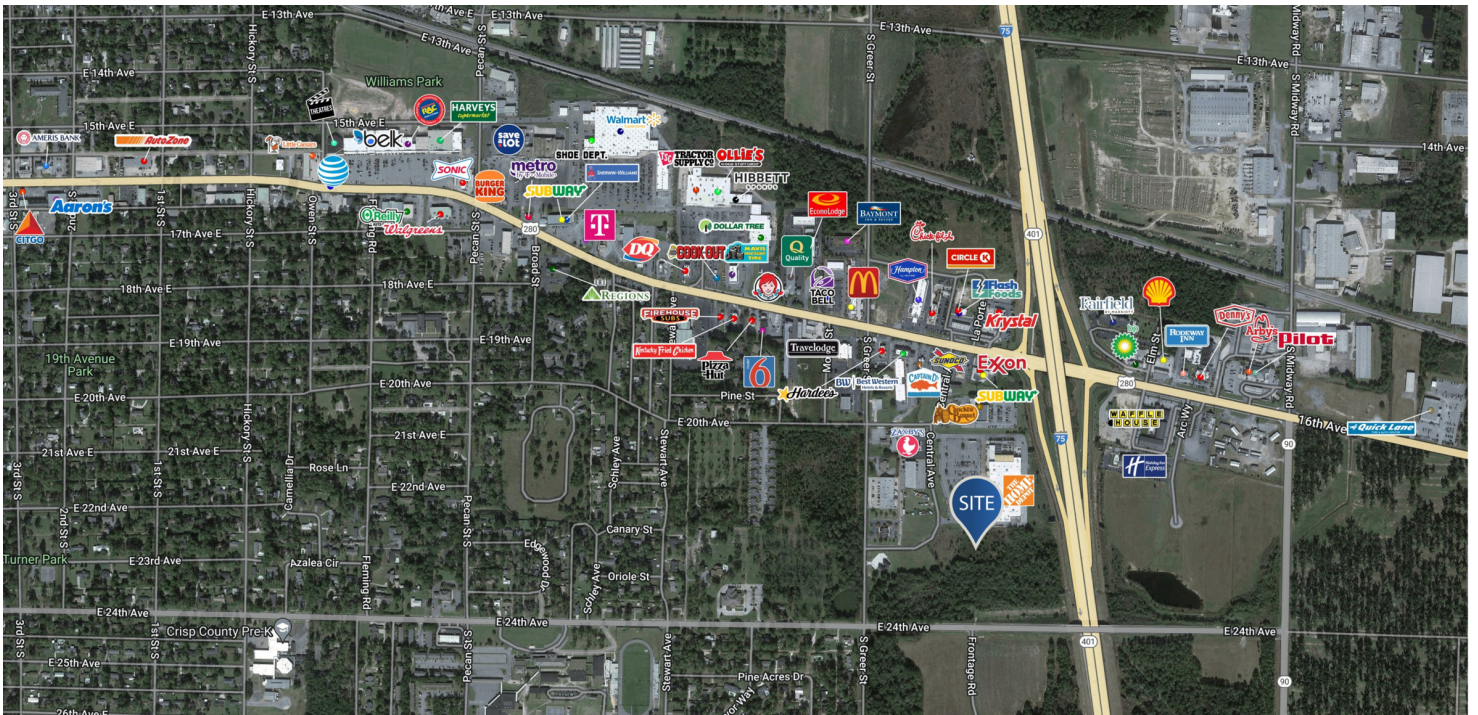
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## Location Maps



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