

Retail For Sale or Lease

CBRE

Free-Standing

For Sale or Lease

2,145 SF / 1.06 AC

397 U.S. Route 84
Cairo, GA 39828



For Sale or Lease

Property Highlights

Free-Standing Building

- ±2,145 SF Freestanding Building
- ±1.06 Acres
- Dedicated Drive-Thru
- Modern 2021 Construction

Price

- Sale: \$2,200,000
- Lease: \$125,000 NNN

Access & Visibility

- Direct Access from U.S. Route 84 & 4th Street NE
- High-Visibility Corner Location
- Approx. 53,500 AADT

Location

- Adjacent to Walmart Supercenter
- Primary Retail Corridor
- Surrounded by National Retailers



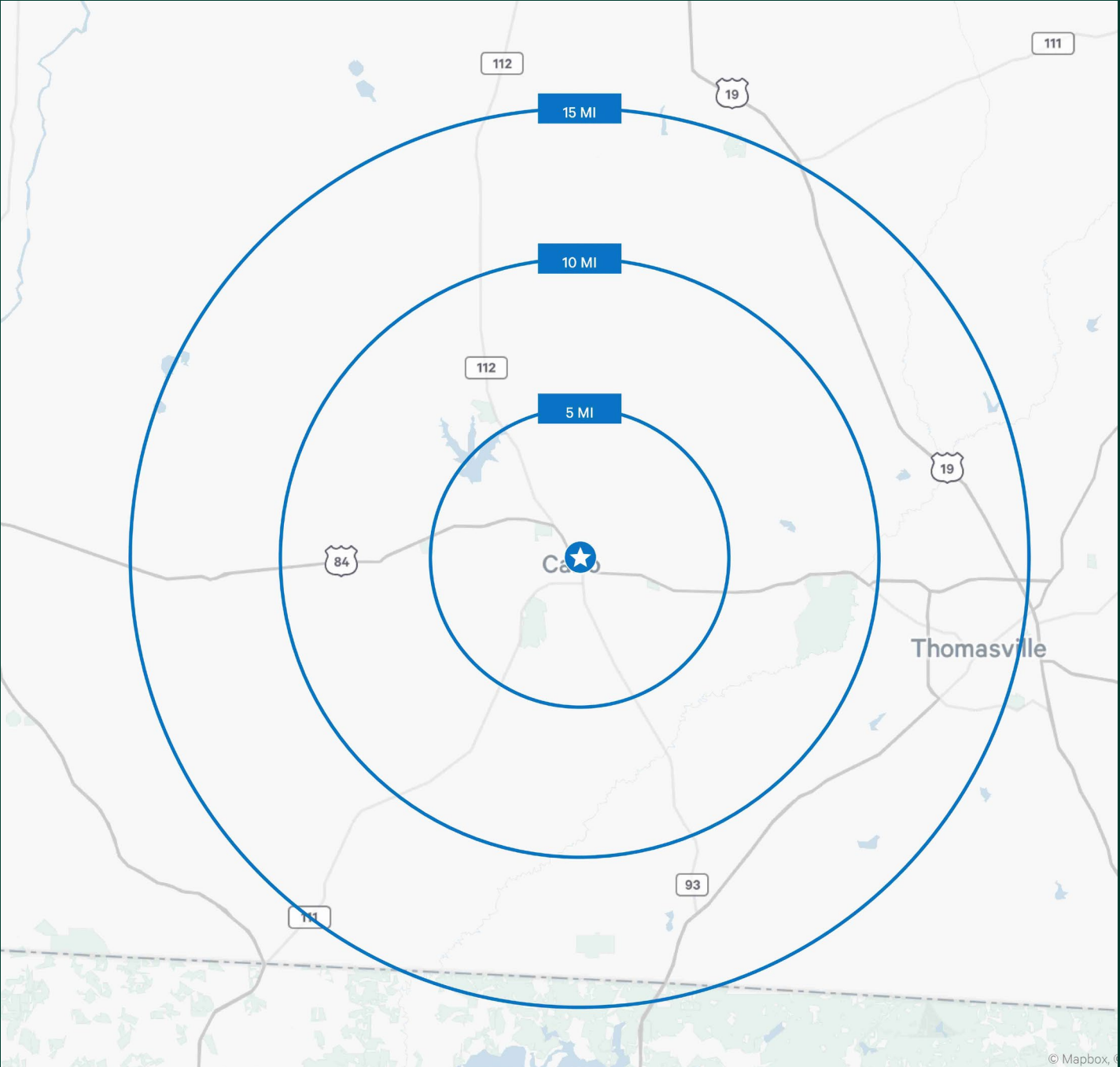
Area Demographics

5, 10, 15 mi Radius

Location Advantages

- Prime infill location in the heart of Cairo's retail district
- Strategic Southwest Georgia location approximately 35 miles north of Tallahassee, Florida
- Strong surrounding retail synergy and daily consumer traffic
- County seat location serving Grady County
- Access to a diverse employment base driven by healthcare, manufacturing, retail, agriculture, and education sectors
- Convenient access to Thomasville, Tallahassee, and the broader South Georgia market

	5 Miles	10 Miles	15 Miles
POPULATON	14,861	23,868	23,868
HOUSEHOLDS	5,792	9,398	21,759
AVG. HH INCOME	\$74,351	\$78,297	\$79,777
HOUSING UNITS	6,153	10,501	24,213



[Click Here To View Full Demographics Comprehensive](#)

NORTHSIDE ELEMENTARY

Total Students: 375

N BROAD STREET

United National Bank

CHEVROLET

Hardee's

DQ

Valero

McDonald's

38TH BOULEVARD NE (US-84) - 13,500 AADT

RODEWAY INN

bp

bp

Maryland FRIED CHICKEN

cricket

MURPHY USA

ADVANCE AUTO PARTS

SUBWAY

TACO BELL

SITE

Pizza Hut

Sun Strip

HIBBETT

FIREHOUSE SUBS

T Mobile

AT&T

Little Caesars

H&R BLOCK

O'Reilly

Walmart

11TH AVENUE NE

4TH STREET NE



CAIRO HIGH SCHOOL
Total Students: 1,317

DOLLAR GENERAL



3RD STREET NE

ZAXBY'S



SITE

Walgreens

5TH STREET NE

38TH BOULEVARD NE (US-84) - 15,500 AADT



SUBWAY



HIBBETT	FIREHOUSE SUBS
AT&T	T Mobile
Little Caesars	H&R BLOCK

ADVANCE AUTO PARTS



cricket

Walmart



TSC TRACTOR SUPPLY CO

ZAXBY'S

Domino's

BURGER KING

DOLLAR TREE

Walgreens

SITE

5TH STREET NE

4TH STREET NE

HIBBETT

FIREHOUSE SUBS

AT&T

T Mobile

Little Caesars

H&R BLOCK

Pizza Hut

McDonald's

Valero

3RD STREET NE

TACO BELL

SUBWAY

ADVANCE AUTO PARTS

MURPHY USA

Walmart

38TH BOULEVARD NE (US-82) - 15,500 AADT

CHEVROLET

Site Plan



Contact Us

For Sale or Lease

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