

# OFFICE BUILDING FOR SALE

**SALE PRICE: \$1,950,000**

2718 N Oak St Valdosta, GA 31602



# DISCLAIMER

2718 N OAK ST  
2718 N Oak St Valdosta, GA 31602

## CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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# PROPERTY SUMMARY

2718 N OAK ST

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## PROPERTY HIGHLIGHTS

- Water is shut off at the meter. Please do not use the restrooms while showing
- Beautifully maintained brick professional office building featuring timeless architecture, stately columned entrance, manicured landscaping, and upscale finishes that create a strong executive presence.
- Formerly a medical office, this versatile space is thoughtfully designed to accommodate a wide range of professional uses including medical, legal, accounting, insurance, wellness, consulting, or executive office operations.
- Elegant interior includes a welcoming reception and waiting area, updated flooring, designer lighting, arched windows, crown molding, rich wood trim, and custom built-ins throughout.
- Functional floor plan offers numerous private offices, conference rooms,

## OFFERING SUMMARY

Sale Price:	\$1,950,000
Lot Size:	40,061 SF
Building Size:	6,140 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	143	559	2,982
Total Population	255	1,175	7,666
Average HH Income	\$139,514	\$112,245	\$82,787

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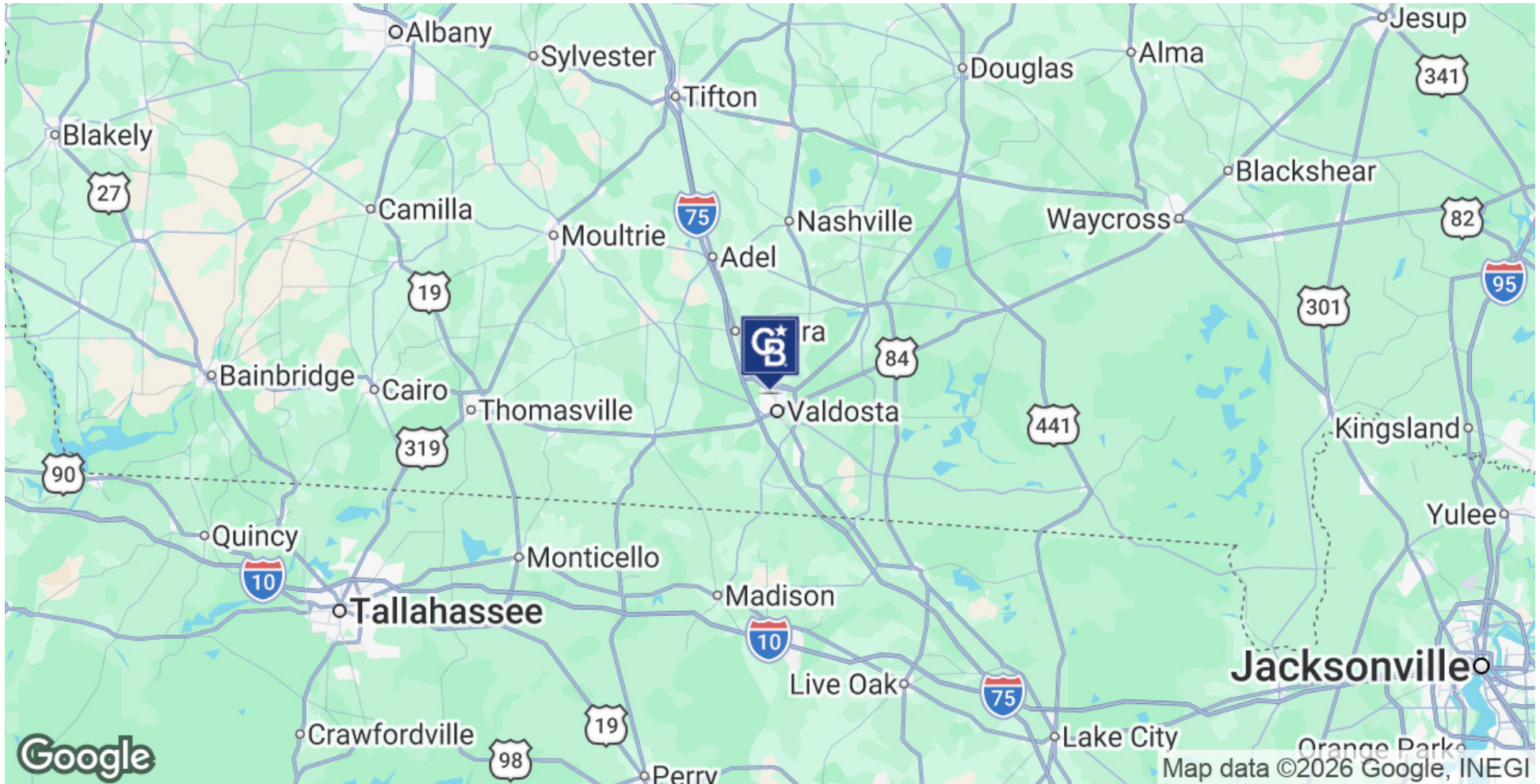


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# LOCATION MAP

2718 N OAK ST

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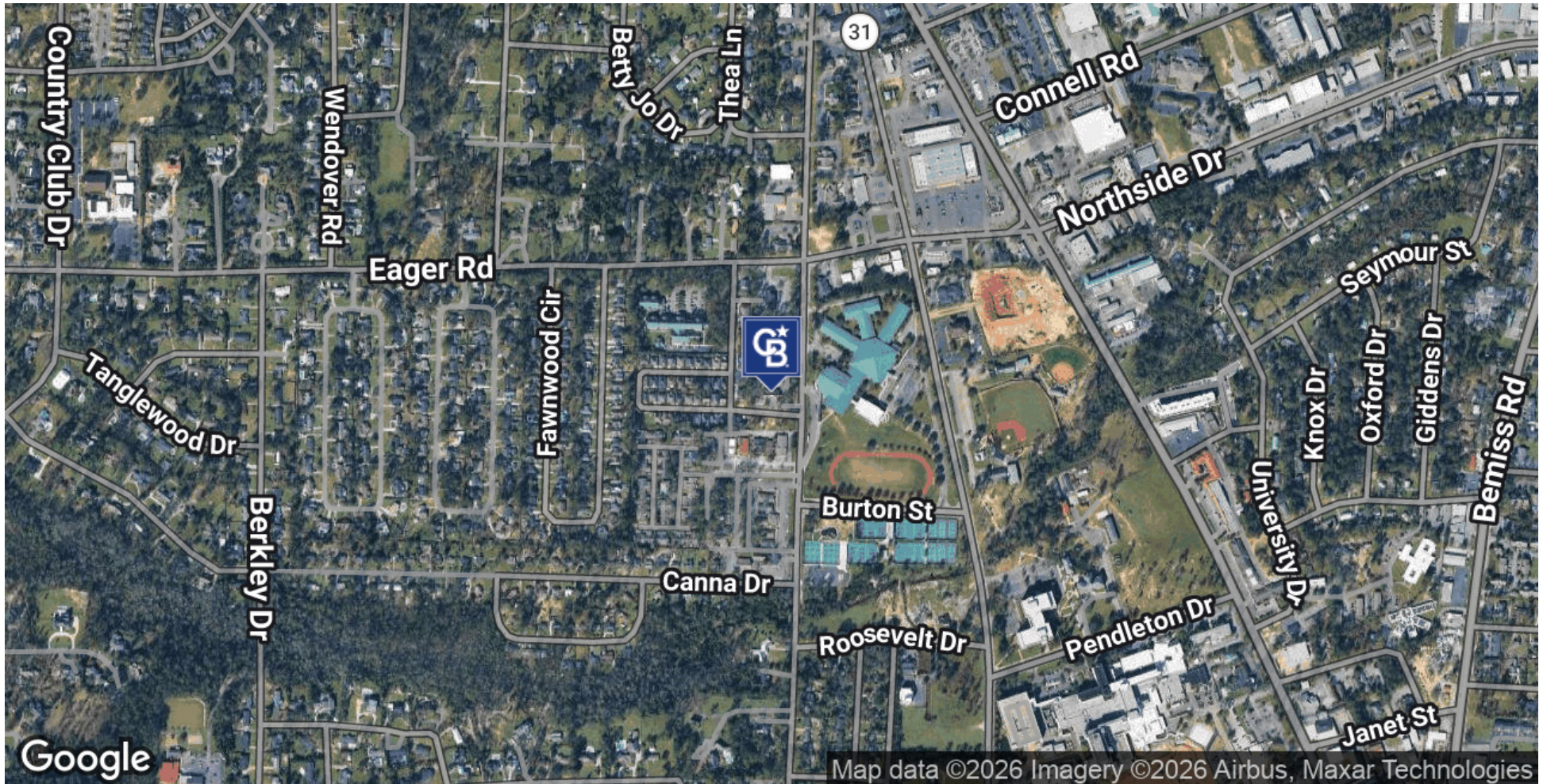


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# AERIAL MAP

2718 N OAK ST

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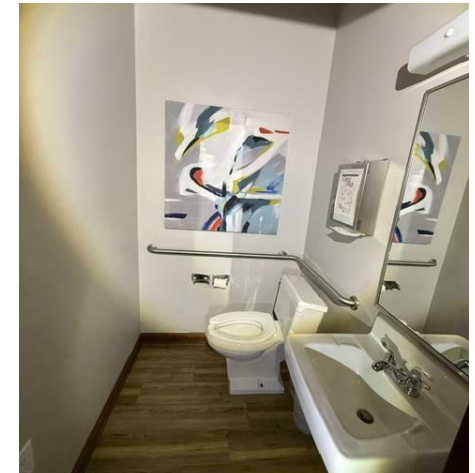
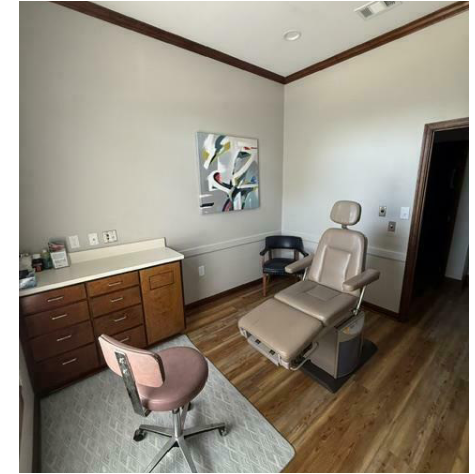
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# ADDITIONAL PHOTOS

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# FULL DESCRIPTIONS

2718 N OAK ST

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## PROPERTY DESCRIPTION

Exceptional professional office space located in a beautifully maintained brick building offering timeless architecture, upscale finishes, and a highly functional layout ideal for a wide variety of professional use. Formerly utilized as a medical office, this impressive designed with flexibility in mind and is perfectly suited for medical, legal, accounting, insurance, wellness, consulting, or executive office use.

From the moment you arrive, the stately columned entrance, manicured landscaping, and classic brick exterior create a distinguished first impression. Inside, the space features elegant reception and waiting area with updated flooring, designer lighting, arched windows, crown molding, and sophisticated finishes throughout.

The interior layout offer numerous private offices, conference and consultation spaces, examination or treatment rooms, administrative workstations, build-in cabinetry, file storage, lab/work areas, and multiple flex spaces that can easily accommodate a variety of business operations. Rich wood trim and custom built-ins throughout the property provide both warmth and functionality, while the spacious hallways and efficient floor plan allow for excellent workflow and client accessibility.

This turnkey professional office property offers the perfect combination of sophistication, functionality, and versatility in a polished business setting ready for immediate occupancy!

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# FULL DESCRIPTIONS (CONT.)

2718 N OAK ST

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## LOCATION DESCRIPTION

Positioned along Valdosta's premier North Oak Street commercial corridor, 2718 N Oak Street presents an exceptional opportunity in one of South Georgia's most established and sought-after professional districts. This strategically located asset benefits from strong visibility, excellent accessibility, and proximity to key demand drivers, including major healthcare providers, professional offices, national retailers, and affluent residential neighborhoods. Conveniently situated near Interstate 75 and the Inner Perimeter Road, the property offers seamless connectivity for local and regional users alike.

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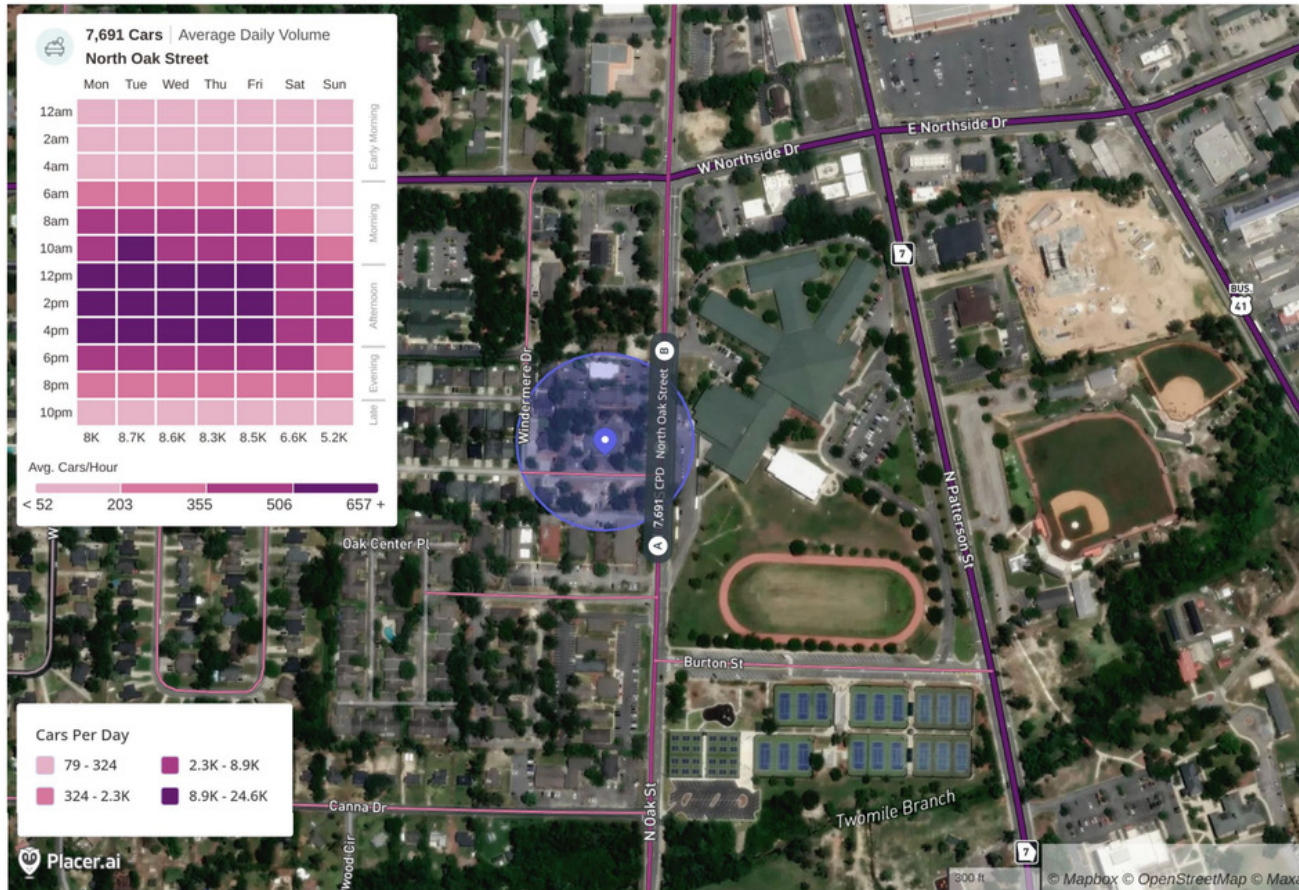


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# VEHICLE TRAFFIC VOLUME

2718 N OAK ST  
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2718 North Oak Street (N...  
North Oak Street, Valdosta, GA



May 1, 2025 - Apr 30, 2026

Visitation data for 2718 North Oak Street (Nearby Activity 250 ft) (Nearby Activity 250 ft) is adjusted to exclude restricted locations. For additional info, please visit <https://www.placer.ai/company/privacy-faq>

Placer.ai

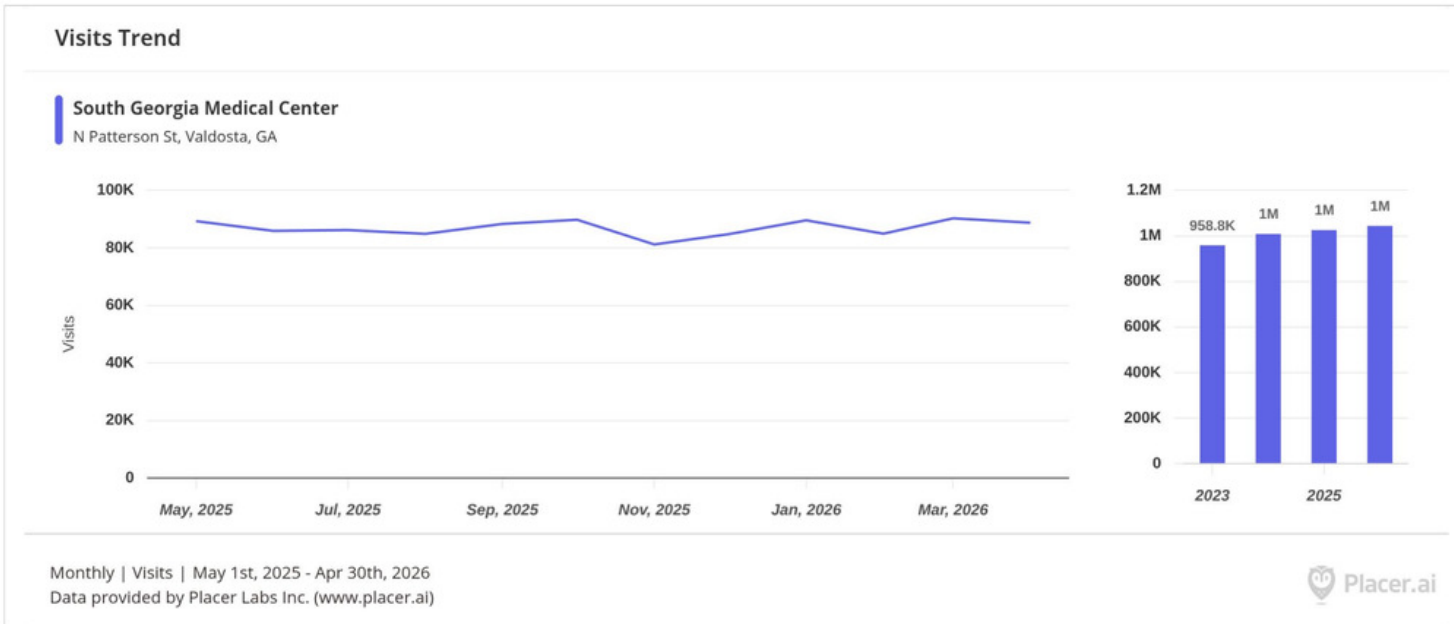
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# VISITS TREND

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### Metrics

**South Georgia Medical Ce...**  
N Patterson St, Valdosta, GA

Visits	1M
Visits / sq ft	0.65
Size - sq ft	1.6M
Visitors	158.3K
Visit Frequency	6.59
Avg. Dwell Time	233 Min
Panel Visits	129.1K



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# DEMOGRAPHICS

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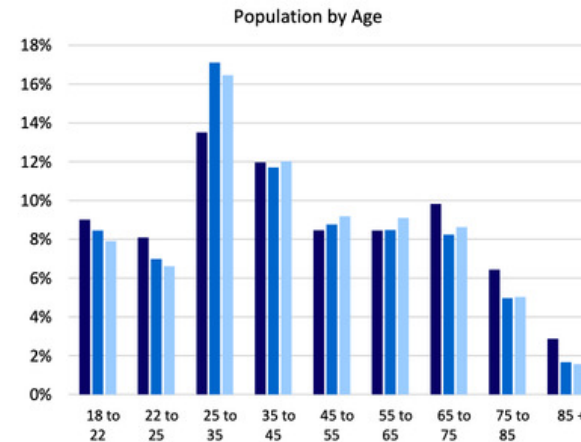
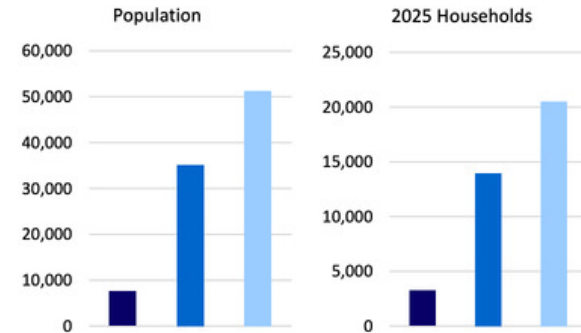
## 2718 N Oak Street



### Consumer Profile Report

STI: PopStats, 2025 Q4

	1 Mile		2 Miles		3 Miles	
<b>Current</b>						
2025 Population	7,563	---	35,182	---	51,303	---
2030 Projected Population	7,712	---	36,302	---	53,203	---
Pop Growth (%)	2.0%	---	3.2%	---	3.7%	---
2025 Households	3,232	---	13,923	---	20,494	---
2030 Projected Households	3,301	---	14,408	---	21,299	---
HH Growth (%)	2.1%	---	3.5%	---	3.9%	---
<b>Census Year</b>						
2010 Population	7,405	---	34,416	---	50,347	---
2020 Population	7,680	---	35,269	---	51,317	---
Pop Growth (%)	3.7%	---	2.5%	---	1.9%	---
2010 Households	3,060	---	13,257	---	19,368	---
2020 Households	3,289	---	13,962	---	20,499	---
HH Growth (%)	7.5%	---	5.3%	---	5.8%	---
<b>Total Population by Age</b>						
Average Age (2025)	38.4		36.0		36.5	
<b>Children (2025)</b>						
0 - 4 Years	406		2,247		3,219	
5 - 9 Years	405		1,997		3,057	
10-13 Years	314		1,683		2,483	
14-17 Years	491		2,396		3,302	
<b>Adults (2025)</b>						
18 to 22	682	9.0%	2,972	8.4%	4,055	7.9%
22 to 25	612	8.1%	2,458	7.0%	3,389	6.6%
25 to 35	1,021	13.5%	6,018	17.1%	8,446	16.5%
35 to 45	905	12.0%	4,116	11.7%	6,161	12.0%
45 to 55	641	8.5%	3,084	8.8%	4,713	9.2%
55 to 65	640	8.5%	2,981	8.5%	4,670	9.1%
65 to 75	743	9.8%	2,898	8.2%	4,425	8.6%
75 to 85	487	6.4%	1,747	5.0%	2,579	5.0%
85 +	217	2.9%	585	1.7%	803	1.6%



# DEMOGRAPHICS (CONT.)

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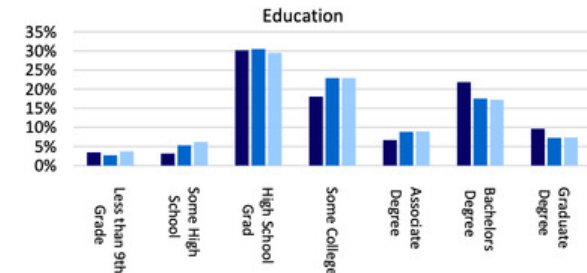
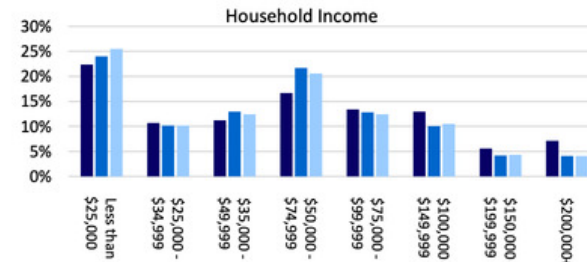
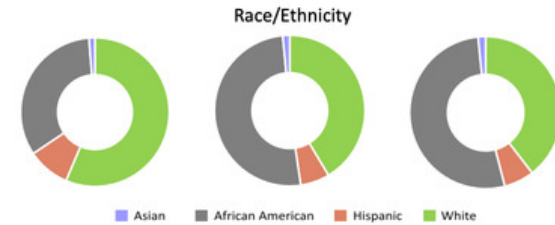
2718 N Oak Street



## Consumer Profile Report

STI: PopStats, 2025 Q4

	1 Mile	2 Miles	3 Miles
<b>Population by Race/Ethnicity (2025)</b>			
White, Non-Hispanic	4,070 53.8%	14,017 39.8%	19,532 38.1%
Hispanic	667 8.8%	2,120 6.0%	3,162 6.2%
Black	2,390 31.6%	17,201 48.9%	25,922 50.5%
Asian	93 1.2%	509 1.4%	787 1.5%
<b>Language at Home (2025)</b>			
Spanish	264 3.7%	1,089 3.3%	1,826 3.8%
Asian Language	19 0.3%	123 0.4%	252 0.5%
<b>Ancestry (2025)</b>			
American Indian (ancestry)	13 0.2%	54 0.2%	101 0.2%
Hawaiian (ancestry)	5 0.1%	15 0.0%	28 0.1%
<b>Household Income (2025)</b>			
Per Capita Income	\$38,428 ---	\$27,926 ---	\$27,627 ---
Average HH Income	\$89,939 ---	\$70,566 ---	\$69,159 ---
Median HH Income	\$56,757 ---	\$52,390 ---	\$51,853 ---
Less than \$25,000	723 22.4%	3,342 24.0%	5,226 25.5%
\$25,000 - \$34,999	345 10.7%	1,417 10.2%	2,078 10.1%
\$35,000 - \$49,999	362 11.2%	1,806 13.0%	2,544 12.4%
\$50,000 - \$74,999	539 16.7%	3,020 21.7%	4,217 20.6%
\$75,000 - \$99,999	433 13.4%	1,781 12.8%	2,549 12.4%
\$100,000 - \$149,999	418 12.9%	1,404 10.1%	2,150 10.5%
\$150,000 - \$199,999	180 5.6%	583 4.2%	890 4.3%
\$200,000+	231 7.1%	571 4.1%	841 4.1%
<b>Education (2025)</b>			
Less than 9th Grade	161 3.5%	574 2.7%	1,181 3.7%
Some High School	145 3.1%	1,126 5.3%	1,952 6.1%
High School Grad	1,405 30.2%	6,532 30.5%	9,369 29.5%
Some College	840 18.1%	4,912 22.9%	7,278 22.9%
Associate Degree	311 6.7%	1,897 8.9%	2,843 8.9%
Bachelors Degree	1,016 21.8%	3,756 17.5%	5,467 17.2%
Graduate Degree	448 9.6%	1,558 7.3%	2,343 7.4%



5/14/2026

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# DEMOGRAPHICS (CONT.)

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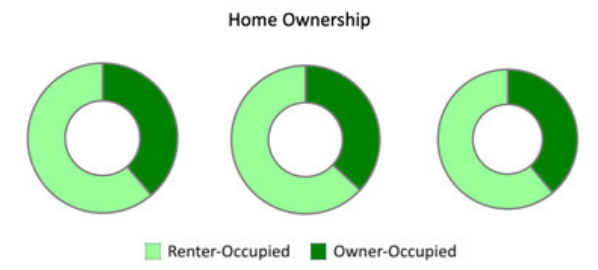
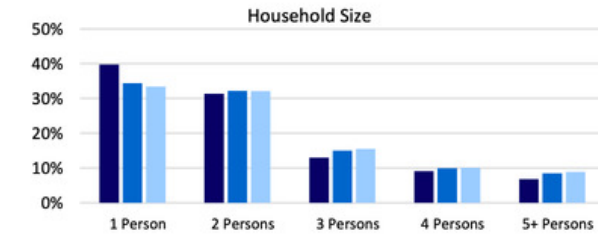
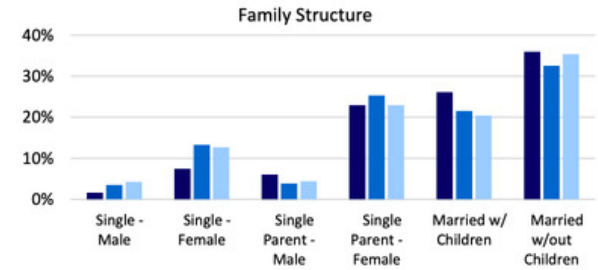
2718 N Oak Street



## Consumer Profile Report

STI: PopStats, 2025 Q4

	1 Mile		2 Miles		3 Miles	
<b>Family Structure (2025)</b>	1,537		7,547		11,469	
Single - Male	24	1.6%	263	3.5%	486	4.2%
Single - Female	114	7.4%	1,001	13.3%	1,453	12.7%
Single Parent - Male	92	6.0%	290	3.8%	505	4.4%
Single Parent - Female	353	22.9%	1,911	25.3%	2,628	22.9%
Married w/ Children	401	26.1%	1,626	21.5%	2,337	20.4%
Married w/out Children	552	35.9%	2,456	32.5%	4,060	35.4%
<b>Household Size (2025)</b>						
1 Person	1,284	39.7%	4,790	34.4%	6,850	33.4%
2 Persons	1,013	31.3%	4,479	32.2%	6,581	32.1%
3 Persons	420	13.0%	2,092	15.0%	3,172	15.5%
4 Persons	294	9.1%	1,379	9.9%	2,071	10.1%
5+ Persons	221	6.8%	1,183	8.5%	1,819	8.9%
<b>Home Ownership (2025)</b>	3,232		13,923		20,494	
Owners	1,253	38.8%	5,134	36.9%	7,969	38.9%
Renters	1,979	61.2%	8,789	63.1%	12,525	61.1%
<b>Components of Change (2025)</b>						
Births	106	1.4%	502	1.4%	728	1.4%
Deaths	63	0.8%	246	0.7%	367	0.7%
Migration	-90	-1.2%	-519	-1.5%	-693	-1.4%
<b>Unemployment Rate (2025)</b>	2.3%		3.7%		4.2%	
<b>Employment, Pop 16+ (2025)</b>	6,183		28,103		40,922	
Armed Services	207	3.3%	794	2.8%	1,201	2.9%
Civilian	3,455	55.9%	17,547	62.4%	25,680	62.8%
Employed	3,367	54.5%	16,821	59.9%	24,518	59.9%
Unemployed	88	1.4%	726	2.6%	1,162	2.8%
Not in Labor Force	2,728	44.1%	10,556	37.6%	15,242	37.2%
<b>Businesses</b>						
Establishments	549	---	1,318	---	2,061	---
Employees (FTEs)	6,696	---	16,514	---	25,885	---



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# RETAIL MAP

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# WHY COLDWELL BANKER COMMERCIAL

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## WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Startups & Small Business
- Tenant Representation
- Landlord Representation

**3,334**

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

**158 OFFICES, 45 COUNTRIES**

**OVER 18,400**

Transactions

**\$7.67 BILLION**

Sales Volume

**\$1.01 BILLION**

Lease Volume

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