

COLBERT COMMERCIAL TRACT

5584 HWY 72 WEST, COLBERT, GA 30628



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$110,000

Lot Size: 0.83 Acres

Lot Frontage: 206 ft Hwy 72
183 ft Hardman St

Zoning: C - Commercial

Market: Madison County

Traffic Count: 14,800 Hwy 72

PROPERTY OVERVIEW

This commercial property is located in downtown Colbert and is ideal for new development. The subject is located at the intersection of GA Hwy 72 and Second Street, which includes a median break for entrance. Property is very open and spacious.

LOCATION OVERVIEW

The property is located on the corner of Hardman St and Hwy 72, in downtown Colbert, GA. Directly on Hwy 72.

PROPERTY HIGHLIGHTS

- Located in downtown Colbert
- Ideal for new development
- Very open and spacious

The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

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grantwhitworth@gmail.com

Revised: 2-3-2020

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ADDITIONAL PHOTOS



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LOCATION MAPS



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AERIAL MAP



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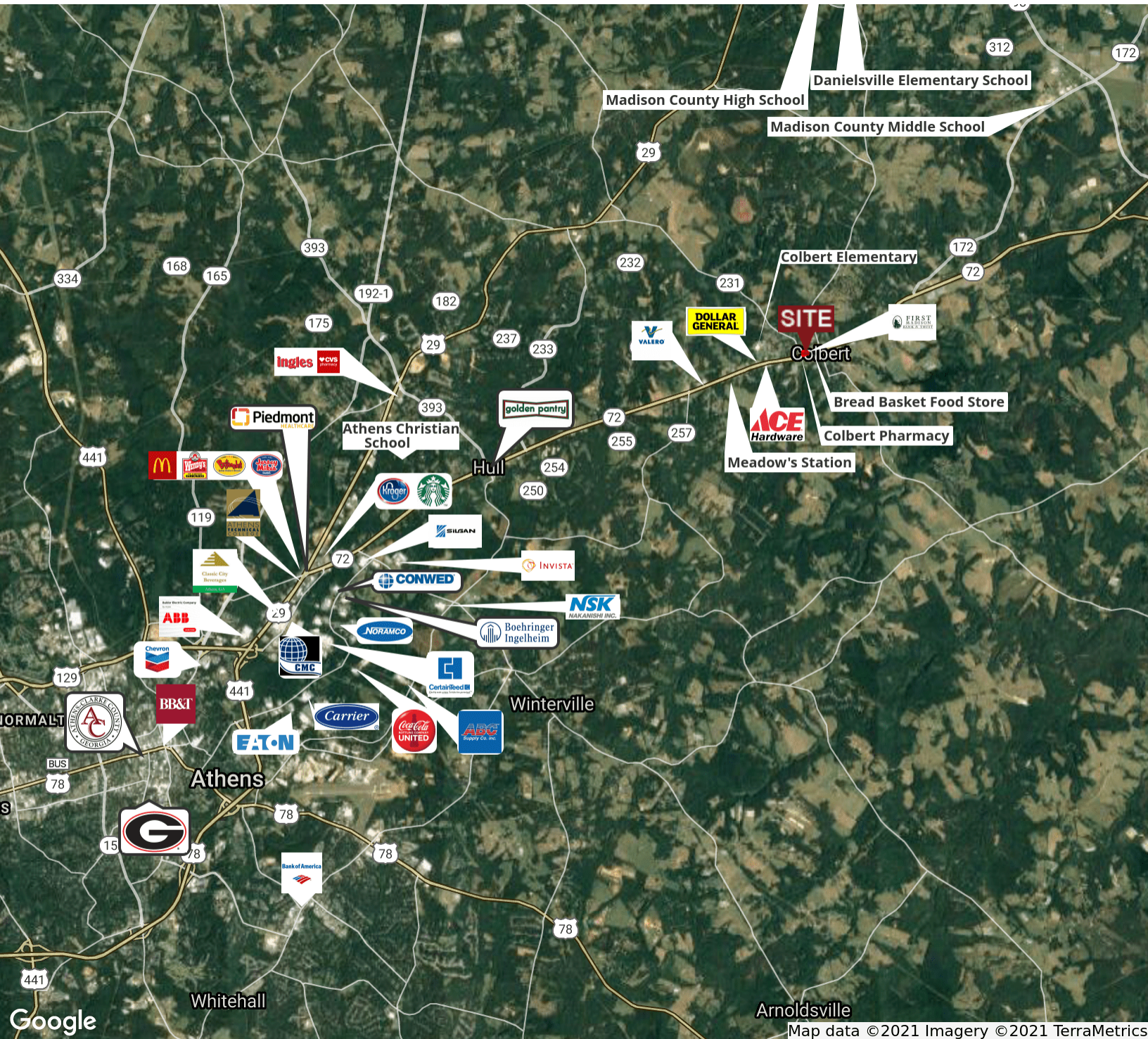
AERIAL MAP P4

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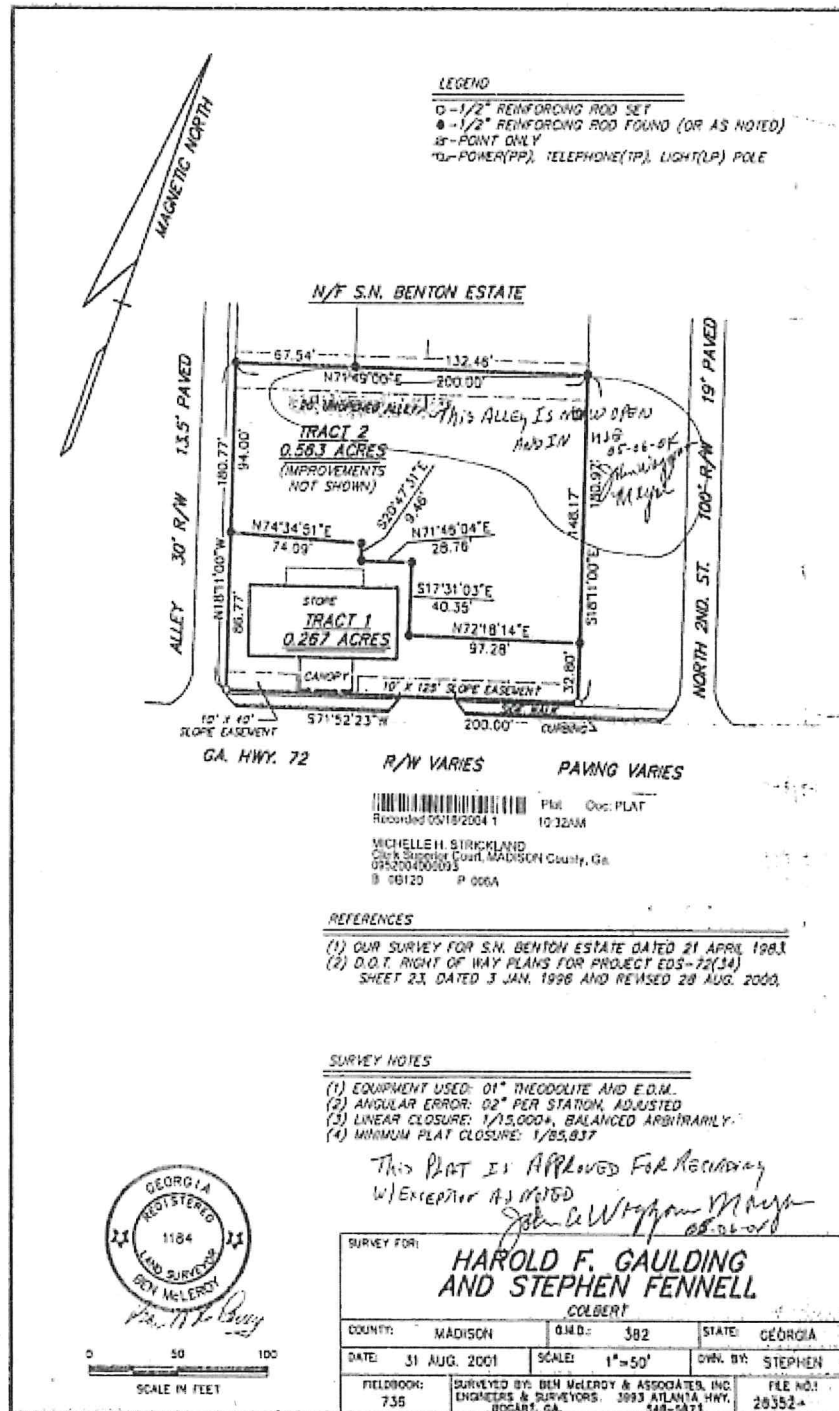
RETAILER MAP



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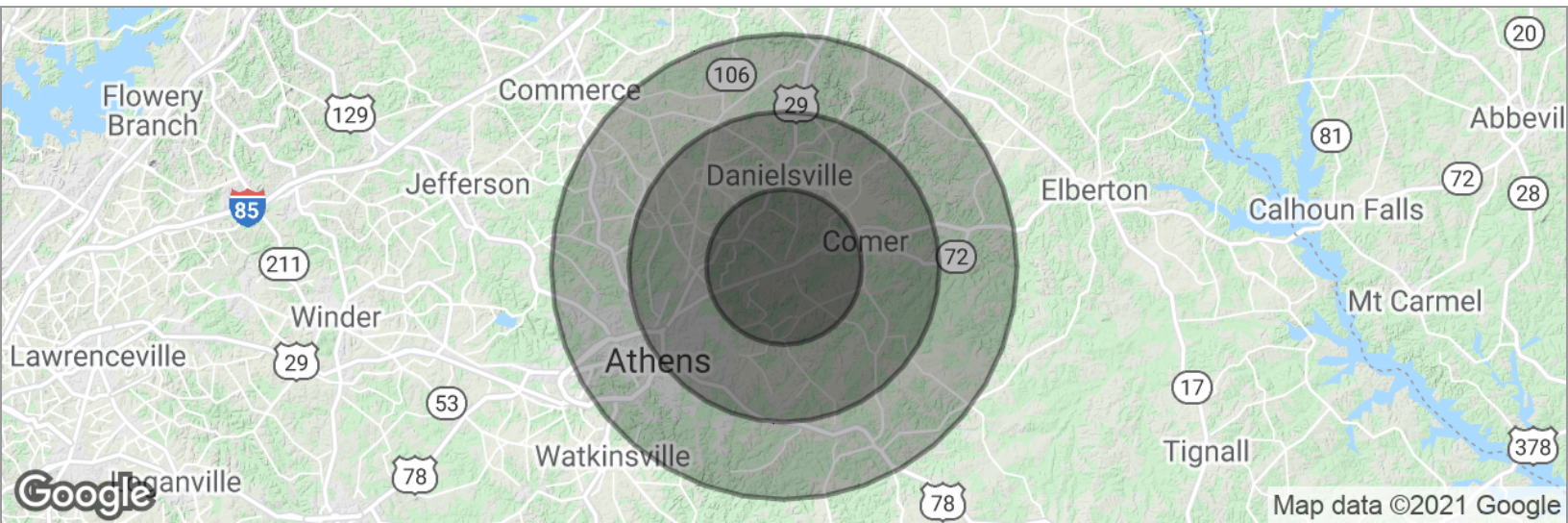
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DEMOGRAPHICS MAP



POPULATION	5 MILES	10 MILES	15 MILES
Total population	10,490	43,709	157,684
Median age	37.2	36.6	31.4
Median age (Male)	38.2	36.3	30.7
Median age (Female)	35.3	36.6	32.2
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	3,524	14,963	55,674
# of persons per HH	3.0	2.9	2.8
Average HH income	\$49,599	\$51,015	\$47,437
Average house value	\$165,961	\$156,637	\$173,456

* Demographic data derived from 2010 US Census

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