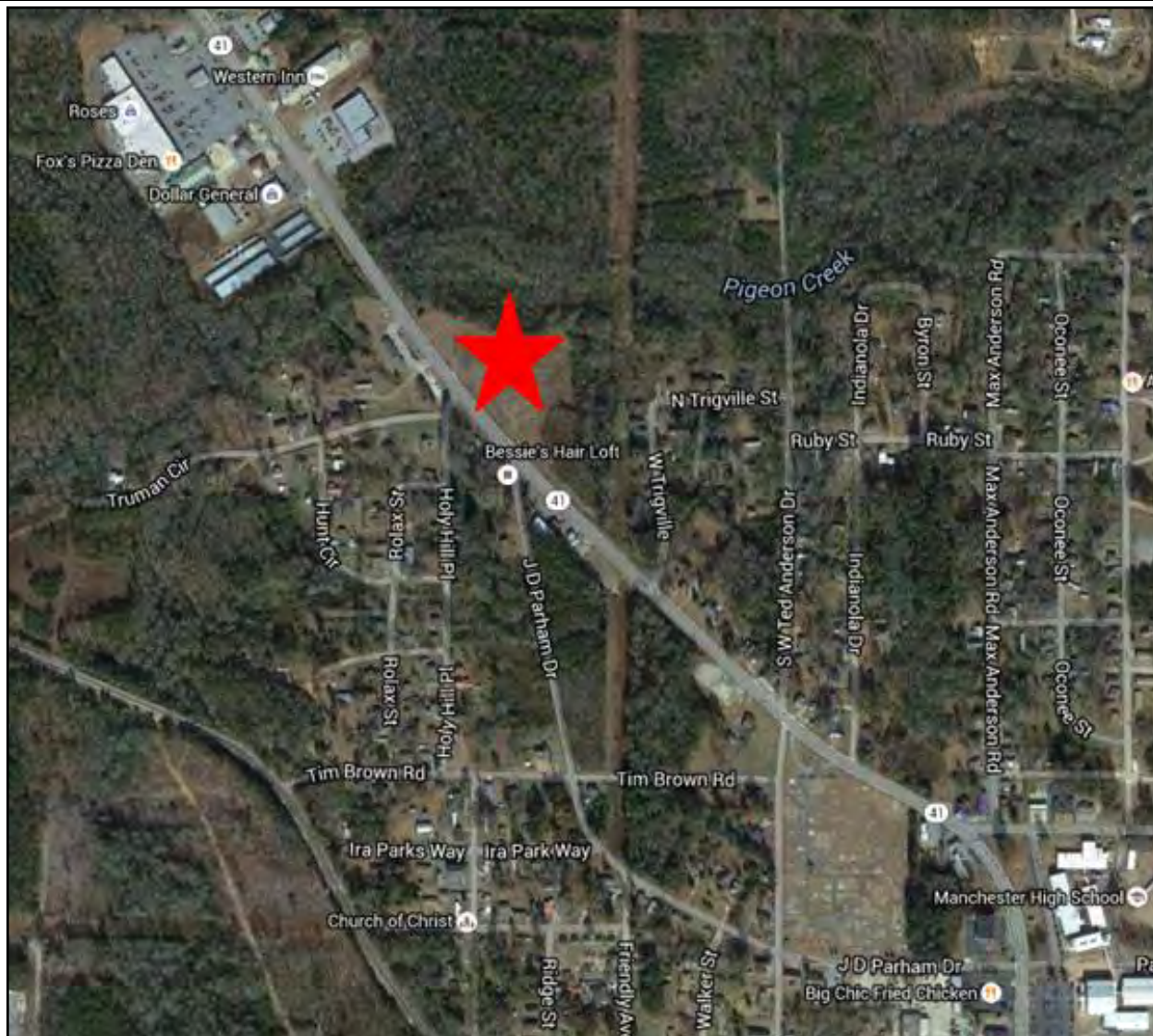




FOR SALE



EBERHARDT & BARRY INC.



13.27± Acre Commercial Development Site

**Roosevelt Highway
Manchester, Meriwether County, Georgia 31816**

SALES PRICE: \$395,000

FOR MORE DETAILS CONTACT:

Revised 9/12/17

ARTHUR P. BARRY III, SIOR - EXCLUSIVE AGENT
abarry@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.

Main 478-746-8171 Toll Free 800-926-0990
Fax 478-746-1362 Cell 478-731-8000

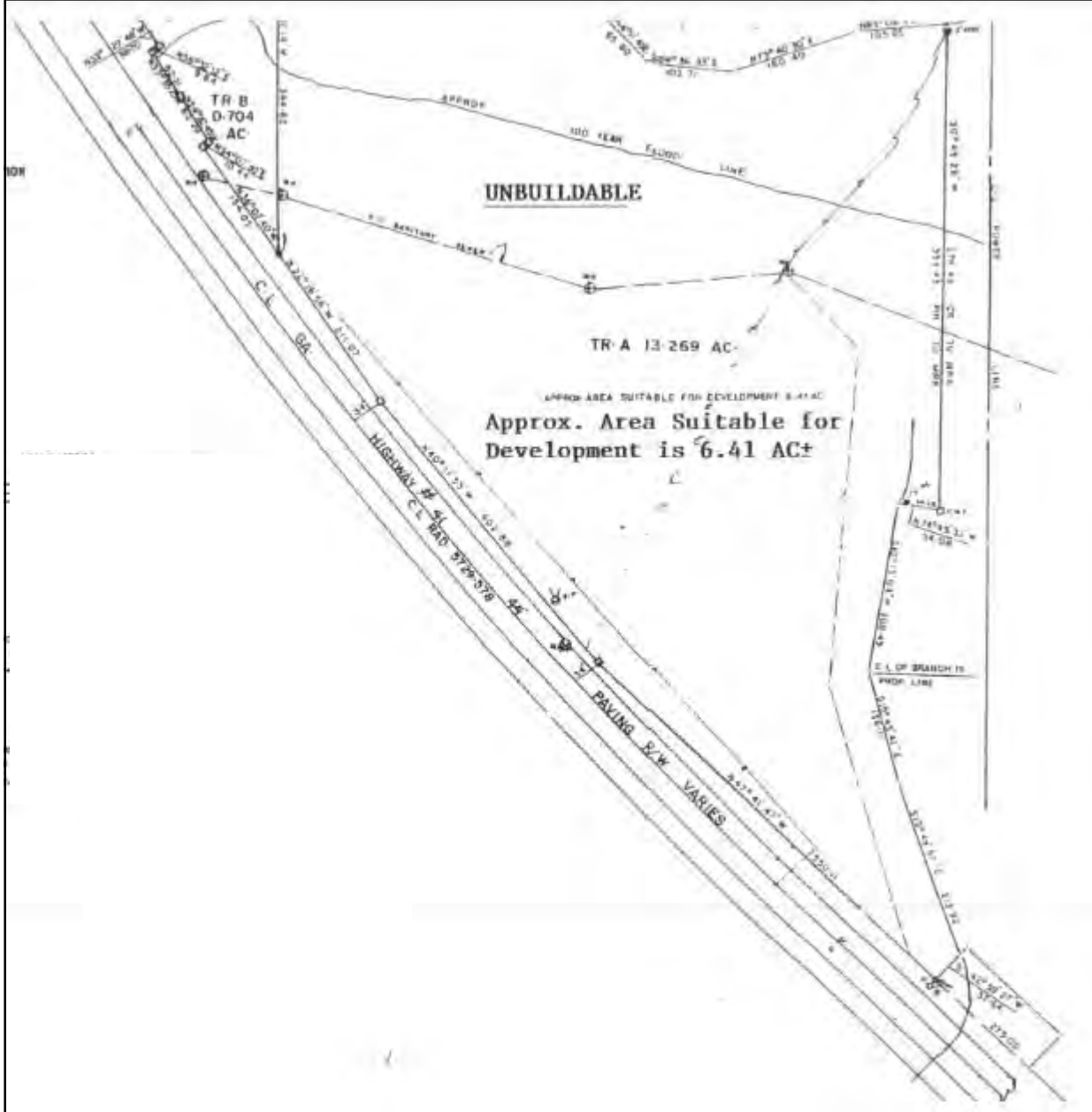
990 Riverside Drive
Macon, GA 31201



EBERHARDT & BARRY INC.

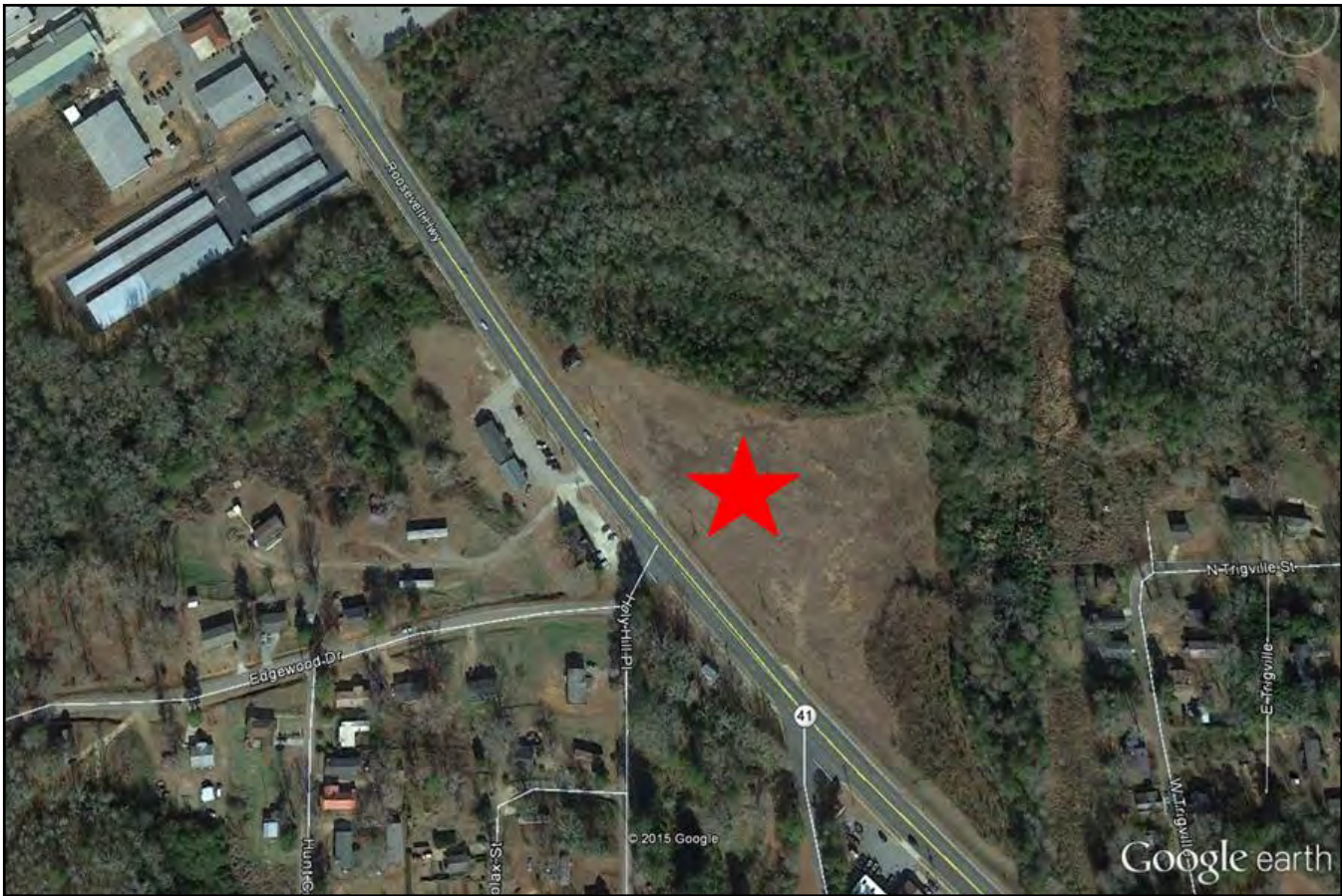
Roosevelt Highway - Manchester, GA 31816 / PROPERTY OVERVIEW

LOCATION:	Subject property located at the intersection of GA Highway 41 and Truman Circle, Manchester, GA.
ACREAGE:	<ul style="list-style-type: none"> • 13.27± Acres (6.4± acres buildable) • 1,130'± road frontage • Triangular shaped lot
AVERAGE DAILY TRAFFIC COUNT:	7,000± vehicles per day
FLOOD ZONE DATA:	A portion of the northern border runs along a creek.
TOPOGRAPHY:	At road grade; drops off along rear of lot
ZONING:	C-1, Commercial District
UTILITIES:	All utilities serves this area.
SALES PRICE:	\$395,000





Roosevelt Highway - Manchester, GA 31816 / **MAPS**





Demographic and Income Profile

Meriwether County, GA
 Meriwether County, GA (13199)
 Geography: County

Prepared by Esri

Summary	Census 2010	2017	2022
Population	21,992	22,428	22,743
Households	8,522	8,688	8,809
Families	5,906	5,957	6,007
Average Household Size	2.55	2.55	2.55
Owner Occupied Housing Units	6,037	5,810	5,881
Renter Occupied Housing Units	2,485	2,878	2,928
Median Age	41.0	42.1	43.7
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.28%	1.03%	0.83%
Households	0.28%	1.01%	0.79%
Families	0.17%	0.92%	0.71%
Owner HHs	0.24%	0.99%	0.72%
Median Household Income	2.16%	2.05%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	1,445	16.6%	1,422	16.1%
\$15,000 - \$24,999	1,276	14.7%	1,192	13.5%
\$25,000 - \$34,999	1,034	11.9%	938	10.6%
\$35,000 - \$49,999	1,368	15.7%	1,188	13.5%
\$50,000 - \$74,999	1,770	20.4%	1,703	19.3%
\$75,000 - \$99,999	892	10.3%	1,179	13.4%
\$100,000 - \$149,999	622	7.2%	832	9.4%
\$150,000 - \$199,999	187	2.2%	248	2.8%
\$200,000+	94	1.1%	107	1.2%
Median Household Income	\$40,245		\$44,778	
Average Household Income	\$52,073		\$59,627	
Per Capita Income	\$20,491		\$23,410	

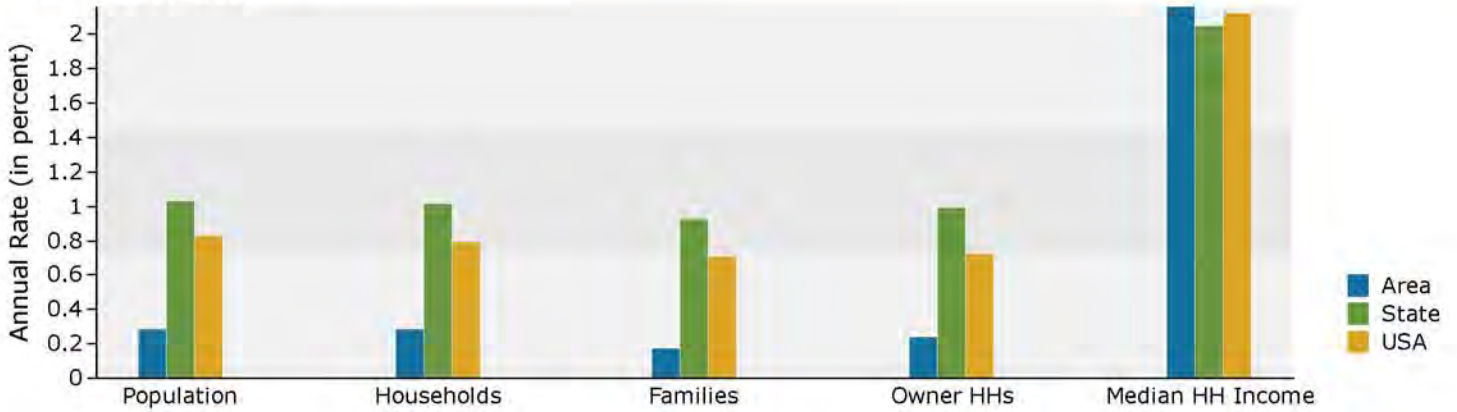
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,429	6.5%	1,331	5.9%	1,284	5.6%
5 - 9	1,422	6.5%	1,406	6.3%	1,331	5.9%
10 - 14	1,475	6.7%	1,396	6.2%	1,450	6.4%
15 - 19	1,487	6.8%	1,342	6.0%	1,454	6.4%
20 - 24	1,243	5.7%	1,247	5.6%	1,148	5.0%
25 - 34	2,477	11.3%	2,701	12.0%	2,398	10.5%
35 - 44	2,573	11.7%	2,485	11.1%	2,653	11.7%
45 - 54	3,310	15.1%	2,956	13.2%	2,699	11.9%
55 - 64	3,109	14.1%	3,305	14.7%	3,384	14.9%
65 - 74	2,078	9.4%	2,666	11.9%	2,960	13.0%
75 - 84	1,006	4.6%	1,167	5.2%	1,535	6.7%
85+	383	1.7%	426	1.9%	447	2.0%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,741	57.9%	12,799	57.1%	12,908	56.8%
Black Alone	8,605	39.1%	8,790	39.2%	8,835	38.8%
American Indian Alone	77	0.4%	89	0.4%	96	0.4%
Asian Alone	141	0.6%	156	0.7%	183	0.8%
Pacific Islander Alone	2	0.0%	2	0.0%	2	0.0%
Some Other Race Alone	164	0.7%	257	1.1%	322	1.4%
Two or More Races	262	1.2%	335	1.5%	397	1.7%
Hispanic Origin (Any Race)	347	1.6%	547	2.4%	707	3.1%

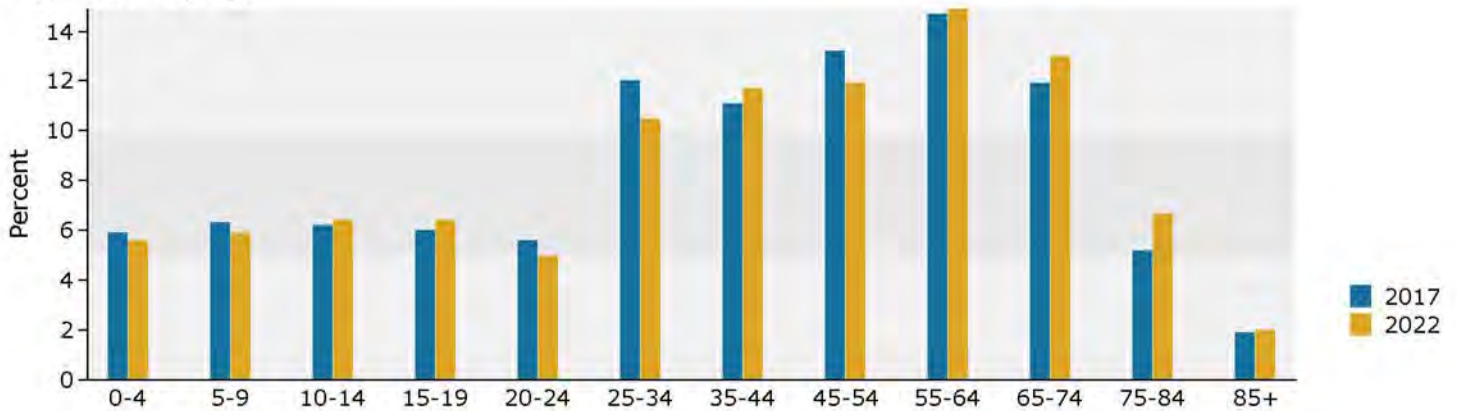
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

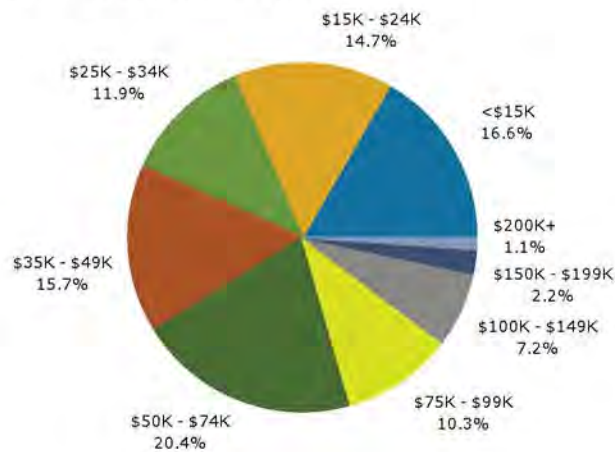
Trends 2017-2022



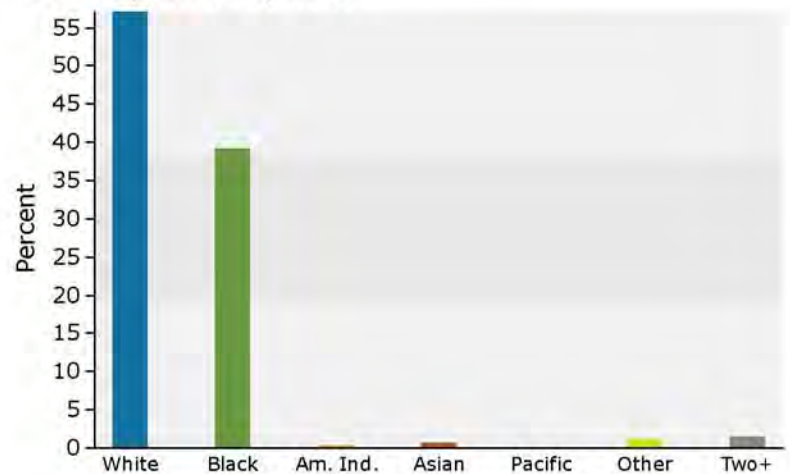
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 2.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.