

OFFERING MEMORANDUM

FLEX BUILDING - FOR SALE

615 Mulberry St, Louisville, GA 30434



2,500 SF | 0.29 ACRES | SINGLE STORY

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OFFERING MEMORANDUM

615 MULBERRY ST

Louisville, GA 30434

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

615 MULBERRY ST

Louisville, GA 30434

615 Mulberry Street is a 2,500 SF brick flex/warehouse building constructed in 1985. There are 5 offices and an 885 SF warehouse. The building is situated on a 0.29-acre site.



MARKET OVERVIEW

Louisville, GA

Louisville, Georgia, located in Jefferson County, is a small city rich in history and Southern charm. Positioned in east-central Georgia, it offers convenient access to major cities like Augusta and Macon, making it strategically valuable for regional commerce. Historically, Louisville served as Georgia's state capital from 1796 to 1807, and today, it blends its storied past with modern opportunities. The city's economy is primarily driven by agriculture, manufacturing, and small businesses. Jefferson County's fertile lands support farming industries, particularly in crops like peanuts, cotton, and timber. Additionally, local manufacturing and distribution sectors contribute to economic stability, benefiting from the city's proximity to major transportation routes. Culturally, Louisville preserves its heritage through historic landmarks and community events that celebrate its deep-rooted traditions. The historic courthouse square and antebellum architecture reflect the city's commitment to preserving its past, while local festivals and markets foster a strong sense of community. This balance of economic opportunity, cultural richness, and strategic location makes Louisville a unique and inviting place for both business and residents.



DEMOGRAPHIC SUMMARY

LOUISVILLE, GA

POPULATION

Louisville

2,289

State: Georgia 11.03 Million

MEDIAN AGE

Louisville

33 Years

State: Georgia 37.9 Years

MEDIAN HOUSEHOLD INCOME

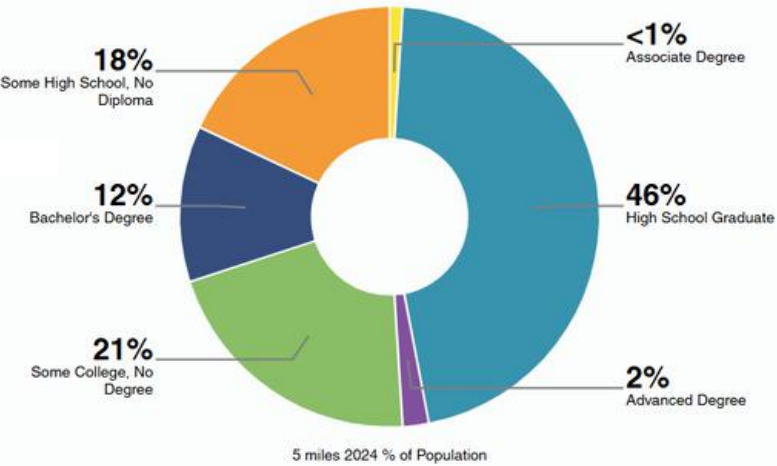
Louisville

\$43,194

State: Georgia \$74,664

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Oregon at large.



2024 STATISTICS

	2 Mile	5 Mile	10 Mile
Population 2024	3,601	4,767	8,865
Total Households	1,317	1,772	3,325
Avg Household Size	2.4	2.4	2.4
Avg Household Income	\$60,198	\$64,123	\$61,735

ECONOMIC INDICATORS

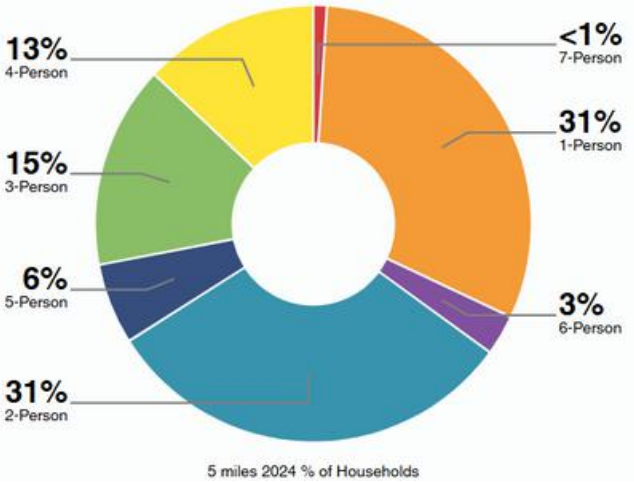
4.9%

Louisville
Unemployment Rate

4.1%

U.S.
Unemployment Rate

HOUSEHOLDS



Louisville

897

State: Georgia 3.946 Million



Average
Household Size

LOCATION OVERVIEW



HIGHWAY ACCESS

- U.S. Route 1 (US 1):** This major north-south highway runs through Louisville, providing direct access to Augusta to the north and Swainsboro to the south. It's a vital corridor for regional travel and commerce.
- U.S. Route 221 (US 221):** Running concurrently with US 1 for a stretch, this route connects Louisville to Interstate 20 near Appling, offering a route toward Atlanta and Augusta.
- Georgia State Route 24 (GA 24):** This east-west state highway passes through Louisville, connecting it to Sandersville and Waynesboro, facilitating access to central and eastern parts of Georgia.
- Georgia State Route 17 (GA 17):** Located nearby, GA 17 offers another route north toward Washington and south toward Millen.



AIRPORT PROXIMITY

Louisville Municipal Airport (2J3):

Located approximately 2 miles southeast of downtown Louisville, this general aviation airport features a 5,000-foot asphalt runway (Runway 13/31) suitable for small to medium-sized aircraft. The airport offers a modern terminal with amenities such as a conference room, Wi-Fi, pilots' lounge, and a flight planning station. Additional services include a courtesy car (with prior arrangement) and an on-site aircraft maintenance shop.

Augusta Regional Airport at Bush Field (AGS):

Situated about 47 miles northeast of Louisville in Augusta, Georgia, AGS is the closest major airport offering commercial flights. It provides connections to several domestic destinations and is accessible via a drive of approximately one hour.

Daniel Field (DNL): Approximately 47 miles northeast in Augusta, Daniel Field is a local airport catering primarily to general aviation. While it doesn't offer commercial airline services, it can accommodate private flights.

Middle Georgia Regional Airport (MCN):

Located roughly 98 miles west of Louisville in Macon, Georgia, MCN serves as another option for commercial air travel, though it is farther away compared to AGS.

SITE OVERVIEW

SITE

Property Type:	Flex/Warehouse
Building Class:	Class C
Year Built:	1985
Building SF:	2,500
Floors:	1
Clear Height:	11'7"
Acres:	0.29 AC
Parking:	Limited

OPERATING EXPENSES

ESTIMATED:

	2024
Property Taxes	\$1,198.97
Electricity	\$2,738.88
Water	\$1,099.20

L001 130



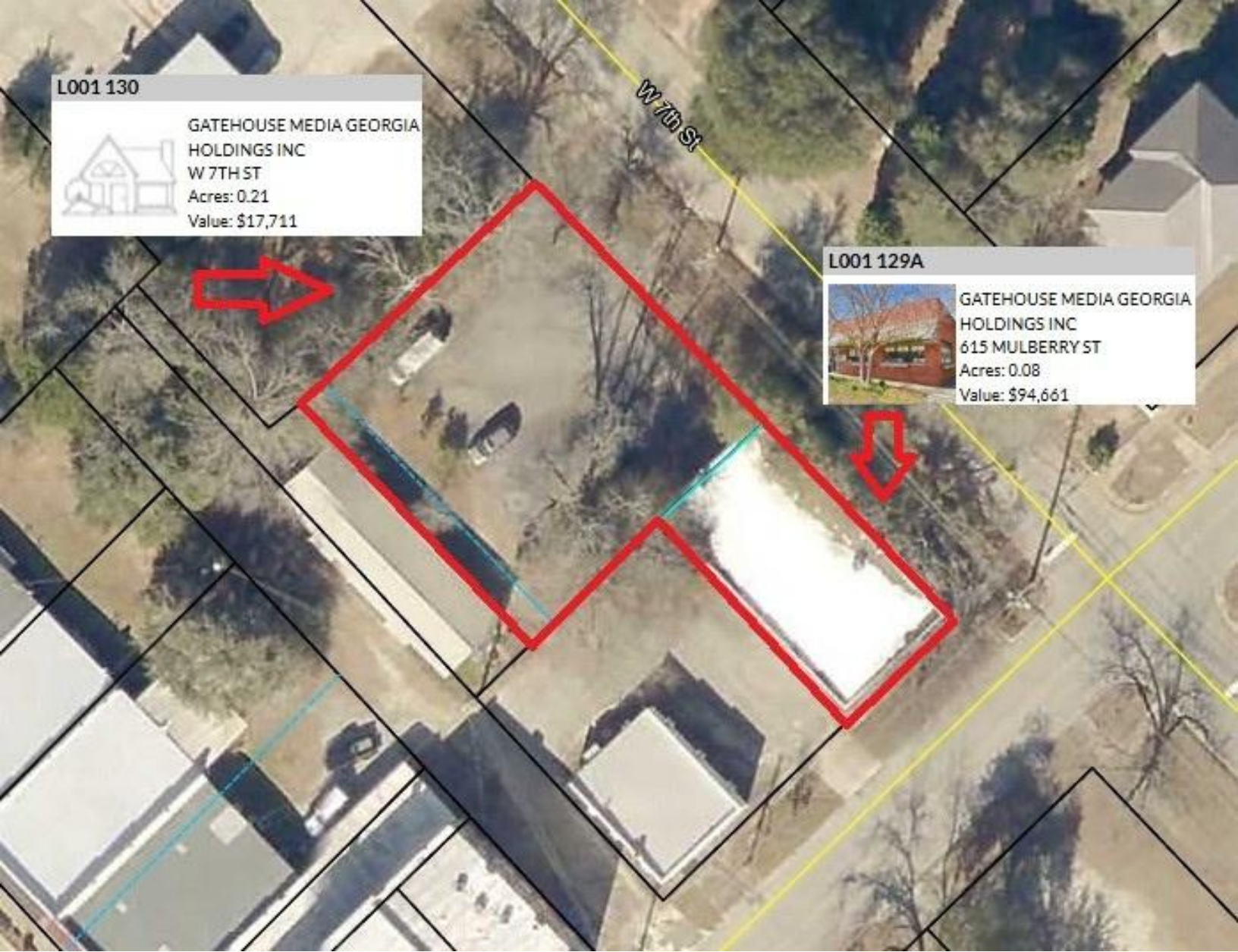
GATEHOUSE MEDIA GEORGIA
HOLDINGS INC
W 7TH ST
Acres: 0.21
Value: \$17,711

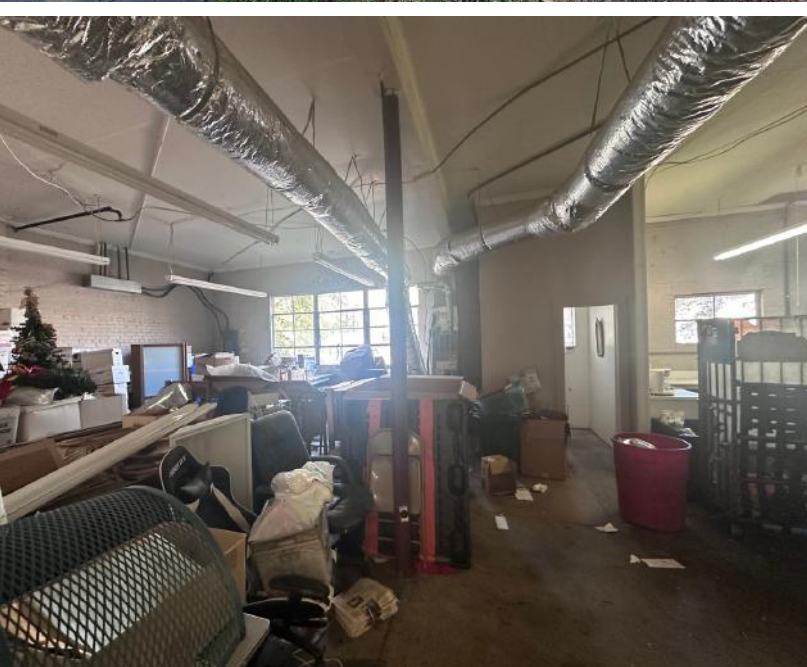
W 7th St

L001 129A



GATEHOUSE MEDIA GEORGIA
HOLDINGS INC
615 MULBERRY ST
Acres: 0.08
Value: \$94,661









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