

OFFERING MEMORANDUM

OFFICE/WAREHOUSE BUILDING - FOR SALE

25 North Main Street, Moultrie, Georgia 31768

FOR SALE: \$495,000



10,500 SF | 0.26 ACRES | BUILT IN 1984

CONTACTS

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OFFERING MEMORANDUM

25 N MAIN ST

Moultrie, Georgia 31768

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

25 N MAIN ST

Moultrie, Georgia 31768

The subject, located at 25 North Main Street, is an office warehouse in Moultrie, Georgia. This 10,500 SF property was constructed in 1984 and is situated on a 0.26-acre lot. The subject has a small warehouse area at the rear with three roll-up doors and a clear height of approximately 14 feet. The property is in a prime location and presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.





MARKET OVERVIEW

Moultrie, Georgia

Moultrie, Georgia, is a small city located in the southern part of the state, about 60 miles north of the Florida border and approximately 200 miles south of Atlanta, Moultrie is part of Georgia’s agricultural heartland and a hub for the surrounding rural areas. Agriculture is the backbone of Moultrie’s economy. The city is known for its significant contributions to Georgia’s agricultural output, particularly in crops like peanuts, cotton, and tobacco, as well as livestock and poultry production. Moultrie is also home to several agribusinesses and food processing plants that support the local economy. Tourism in Moultrie is tied closely to its agricultural roots and Southern charm. Historic downtown Moultrie features a beautifully restored courthouse and a variety of shops and restaurants that showcase Southern hospitality. Reed Bingham State Park, located nearby, offers outdoor activities like fishing, hiking, and camping, attracting nature enthusiasts. Moultrie’s culture is deeply rooted in its agricultural heritage and Southern traditions. The community is known for its friendly, small-town atmosphere where neighbors know each other by name. Cultural events often revolve around farming and local history, with festivals, fairs, and parades being common throughout the year. The city also has a strong arts presence, with local theater productions, art galleries, and music events reflecting the community’s creativity and pride in its heritage. Overall, Moultrie is a quintessential Southern town that balances its agricultural roots with a growing focus on tourism and cultural activities.



DEMOGRAPHIC SUMMARY

MOULTRIE, GA

POPULATION

Moultrie
14,494

State: Georgia 10.91 Million

MEDIAN AGE

Moultrie
35.9 Years

State: Georgia 37 Years

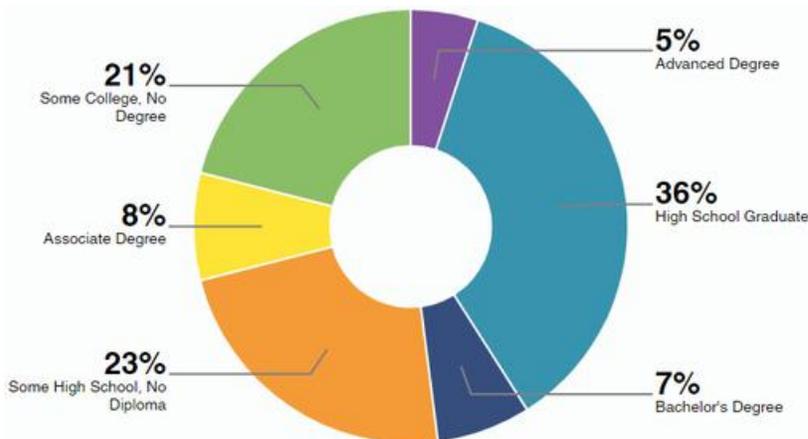
MEDIAN HOUSEHOLD INCOME

Moultrie
\$41,228

State: Georgia 71,355

EDUCATIONAL ATTAINMENT

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



2023 STATISTICS

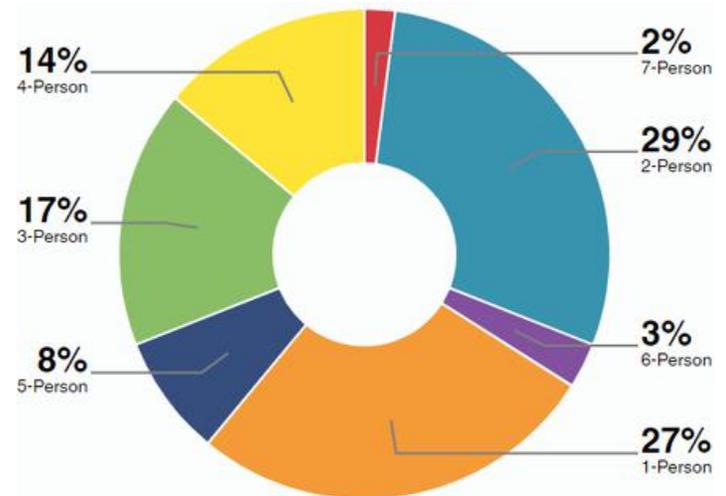
	2 Mile	5 Mile	10 Mile
Population 2023	13,226	25,739	37,952
Total Households	4,774	9,369	13,602
Avg Household Size	2.7	2.7	2.7
Avg Household Income	\$43,851	\$54,823	\$58,705

ECONOMIC INDICATORS

3.7% Moultrie Unemployment Rate

4.1% U.S. Unemployment Rate

HOUSEHOLDS



Moultrie
5,745

State: Georgia 3.946 Million



Average Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

- U.S. Route 319:** This is one of the primary routes through Moultrie. It runs through the eastern part of the city, connecting Moultrie to Tifton to the north and Thomasville to the south. US-319 provides easy access to the broader highway network, linking with other major roads and facilitating travel to nearby cities.
- State Route 37 (SR 37):** SR 37 runs through the heart of Moultrie, providing access to Adel to the west and Camilla to the east. It intersects with U.S. 319 in Moultrie, making it an important route for both local and regional traffic. This route is crucial for cross-county travel and connects Moultrie to I-75, one of the major interstates in Georgia, via Adel.
- State Route 33 (SR 33):** SR 33 runs parallel to U.S. 319, providing an alternative route through Moultrie. It connects the city with the nearby town of Berlin to the south and the city of Doerun to the north. This route is often used for local traffic and provides a secondary option for north-south travel in the region.
- State Route 111 (SR 111):** SR 111 runs through the western part of Moultrie, connecting with Meigs and Ochlocknee to the south. It's less traveled than U.S. 319 but still important for local access. It serves as a local connector and provides access to areas west of Moultrie.



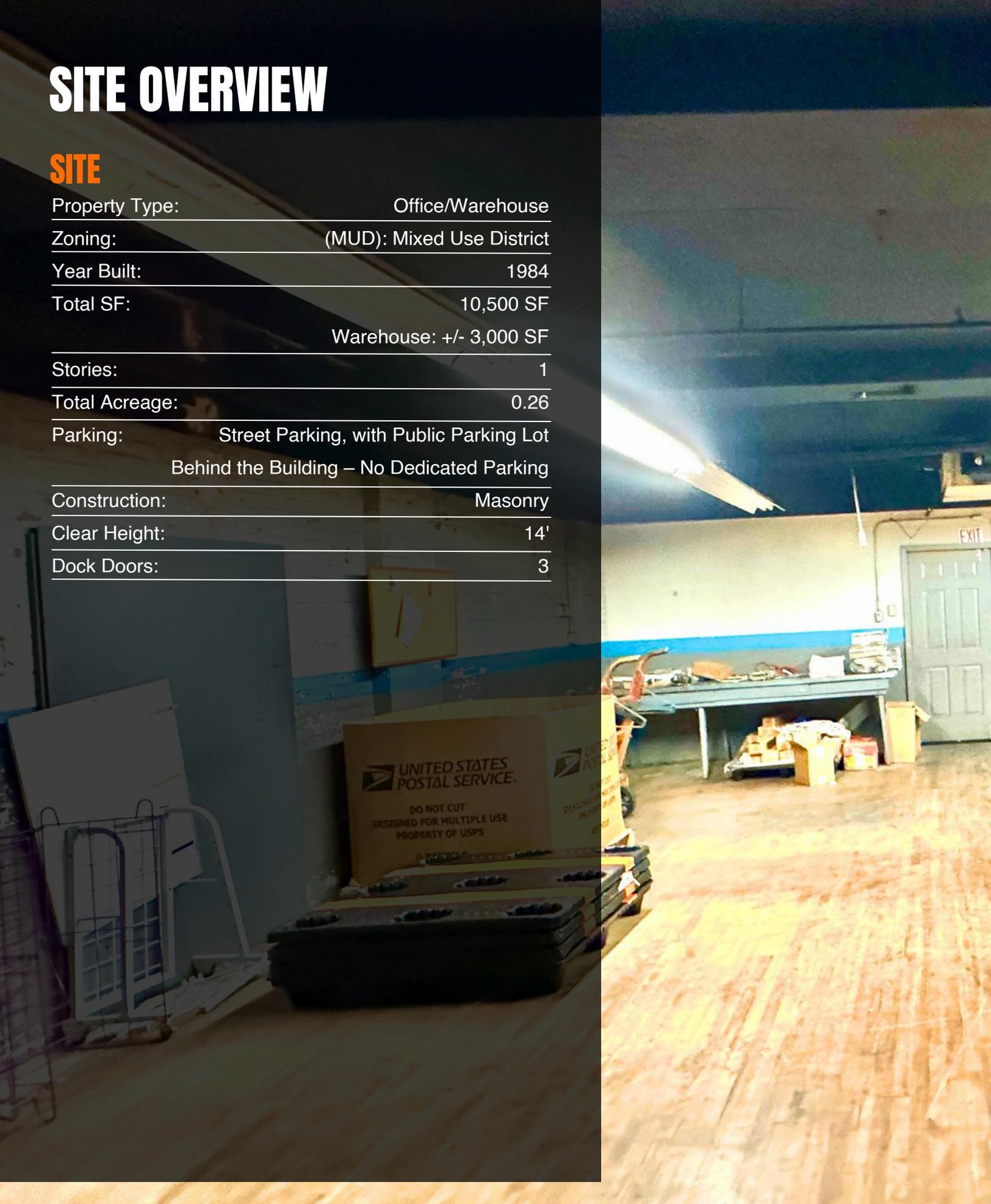
AIRPORT PROXIMITY

- Southwest Georgia Regional Airport (ABY)** is located in Albany, GA, about 40 miles northwest of Moultrie. This is the closest airport with commercial airline service, offering flights primarily to Atlanta through Delta Connection.
- Valdosta Regional Airport (VLD)** is located in Valdosta, GA, about 60 miles southeast of Moultrie. This airport also offers commercial flights, mostly connecting to Atlanta.
- Tallahassee International Airport (TLH)** is located in Tallahassee, FL, about 85 miles south of Moultrie. This airport has a wider range of domestic flights and is a convenient option for those traveling to or from Moultrie.
- Hartsfield-Jackson Atlanta International Airport (ATL)** is located in Atlanta, GA, about 200 miles north of Moultrie. This is the busiest airport in the world, offering numerous domestic and international flights. While it's farther away, it's often used for more extensive travel needs.

SITE OVERVIEW

SITE

Property Type:	Office/Warehouse
Zoning:	(MUD): Mixed Use District
Year Built:	1984
Total SF:	10,500 SF
	Warehouse: +/- 3,000 SF
Stories:	1
Total Acreage:	0.26
Parking:	Street Parking, with Public Parking Lot Behind the Building – No Dedicated Parking
Construction:	Masonry
Clear Height:	14'
Dock Doors:	3





PARCEL OVERVIEW

BUILDING SPECIFICATIONS

Building Size: 10,500 SF

Including Warehouse: +/- 3,000 SF

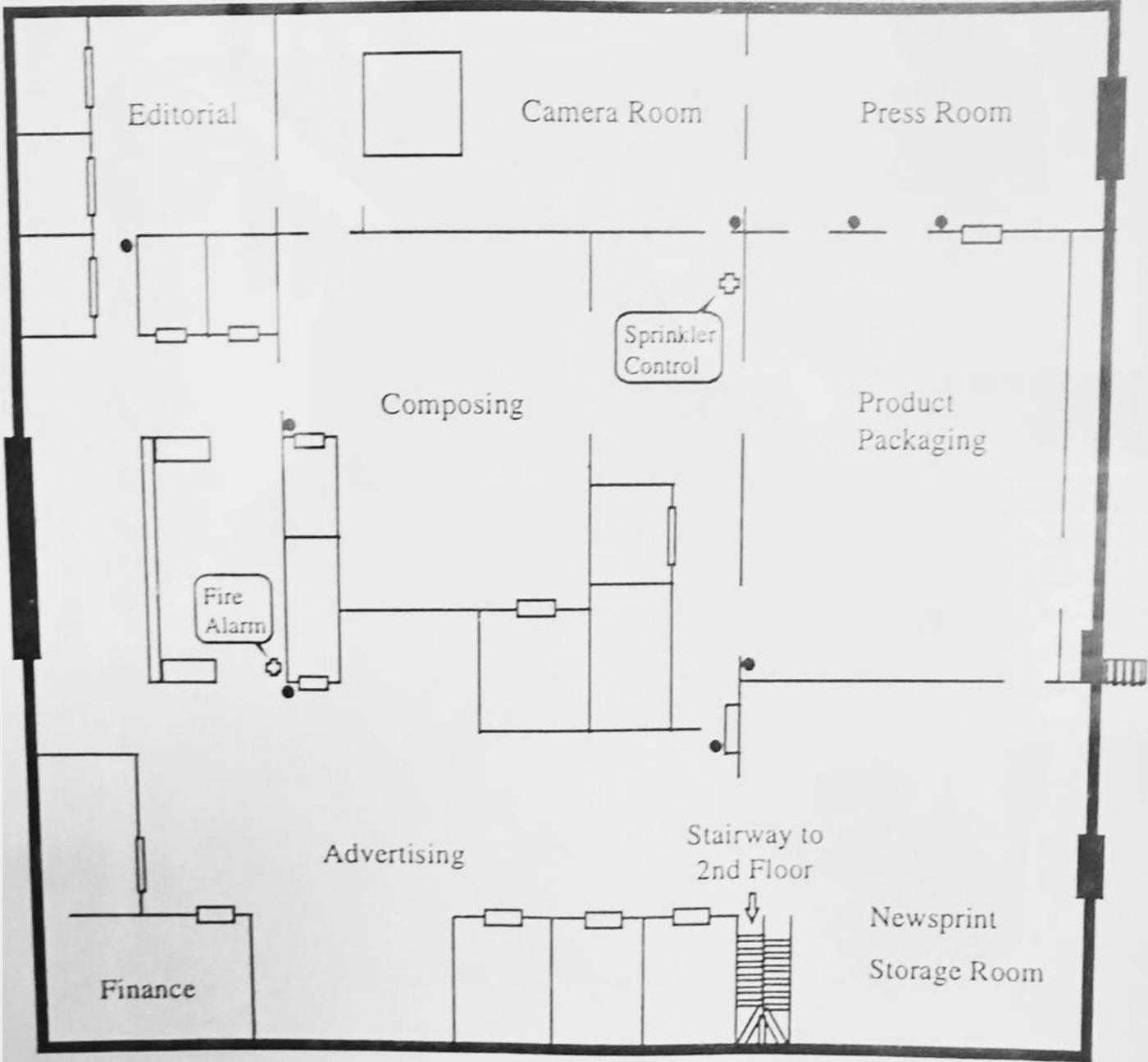
Acreage: 0.26 acres

Year Built: 1984

PARCEL MAP

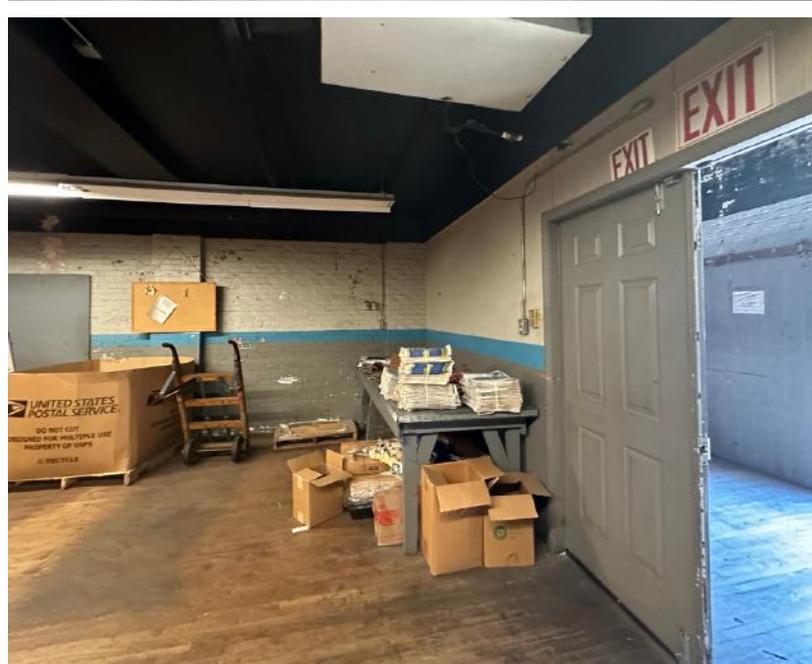
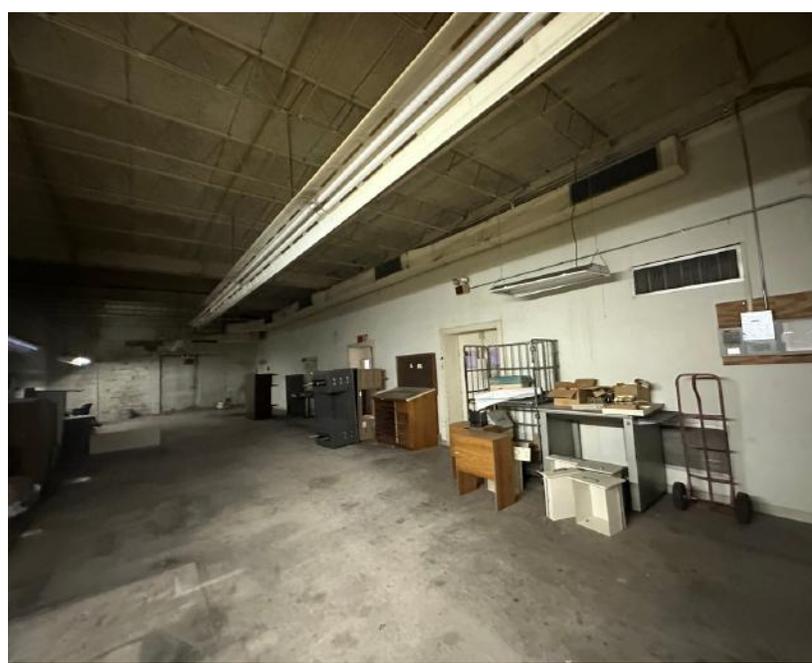
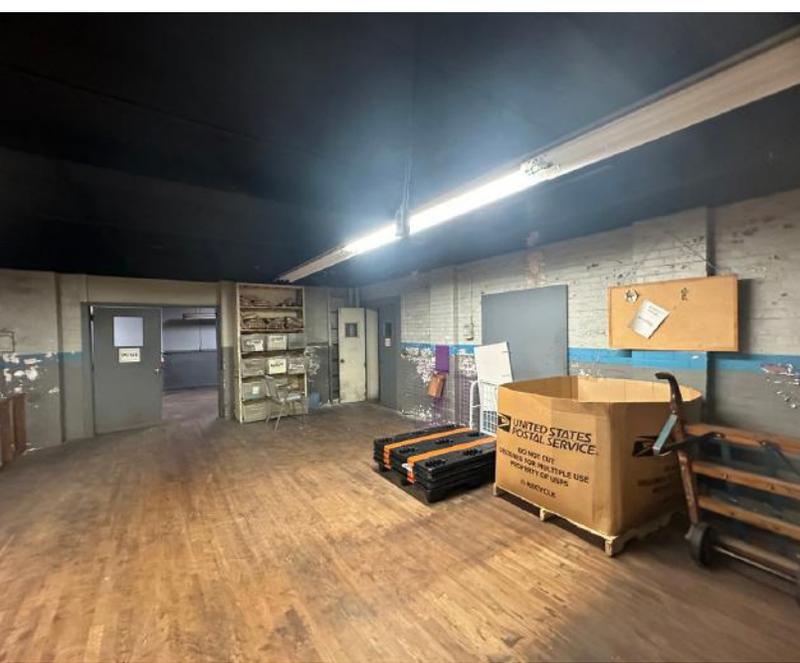


FLOOR PLAN











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