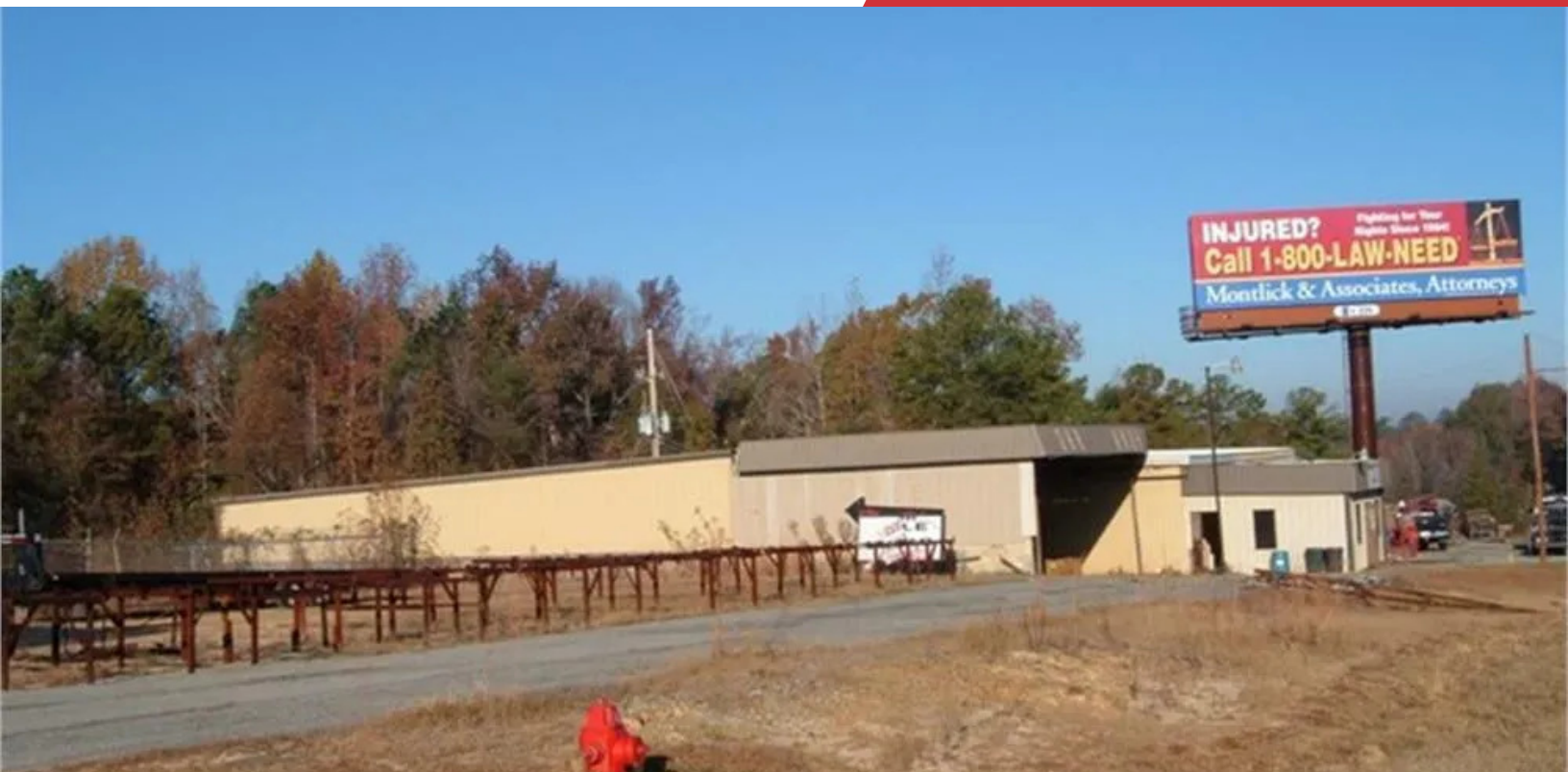




Parcel A: Wilson Cusseta Properties (Warehouse)

128 Ga Hwy 520

Cusseta Chattahoochee County, Georgia
31805

Property Highlights

- This rural 1.35 acre property is located in Cusseta, GA.
- A single story, 8,827 SF warehouse building is located on the parcel of land.

Property Overview

Parcel A: 1.35 acres:

- Tax #: C01 0030: 0.48 acres.
- Tax #: C01 0031IN: 0.53 acres.
- Tax #: C01 0031OUT: 0.34 acres; contains warehouse

Offering Summary

Sale Price:	\$380,000
Lease Rate:	\$2,500 per month (MG)
Building Size:	8,827 SF
Lot Size:	1.35 Acres

Demographics 1 Mile 5 Miles 10 Miles

Total Households	219	856	1,518
Total Population	532	2,190	4,247

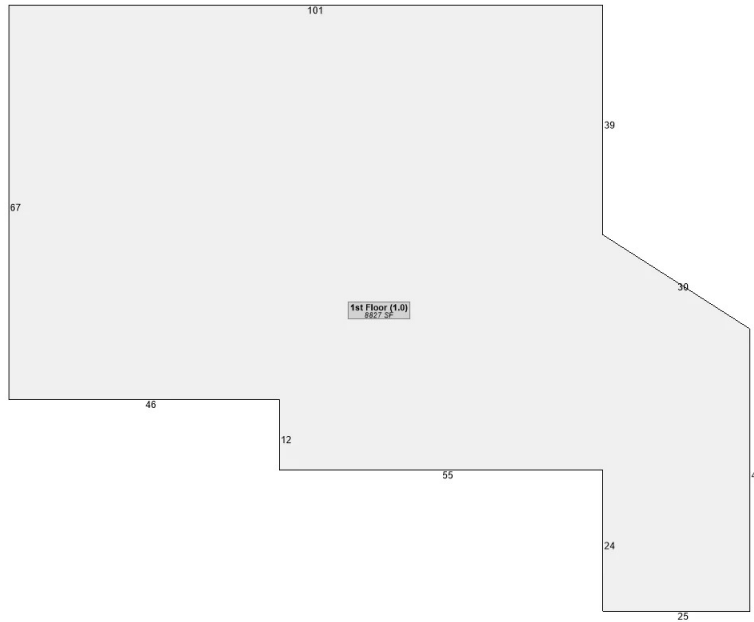
For More Information

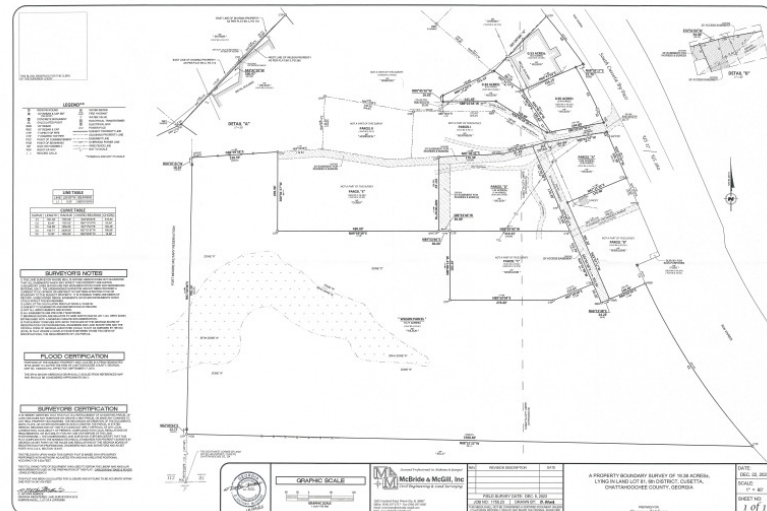
Dave Jackson

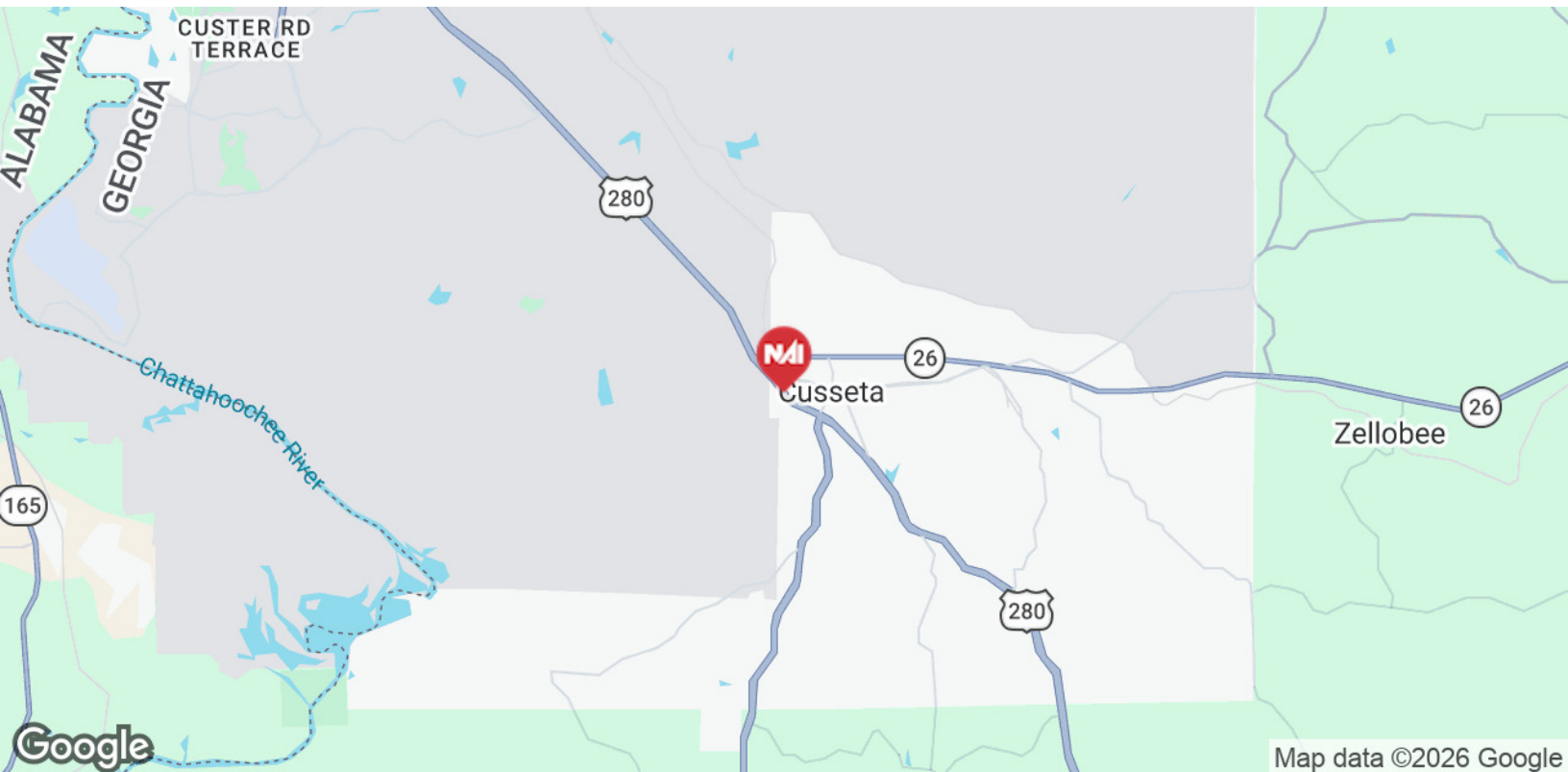
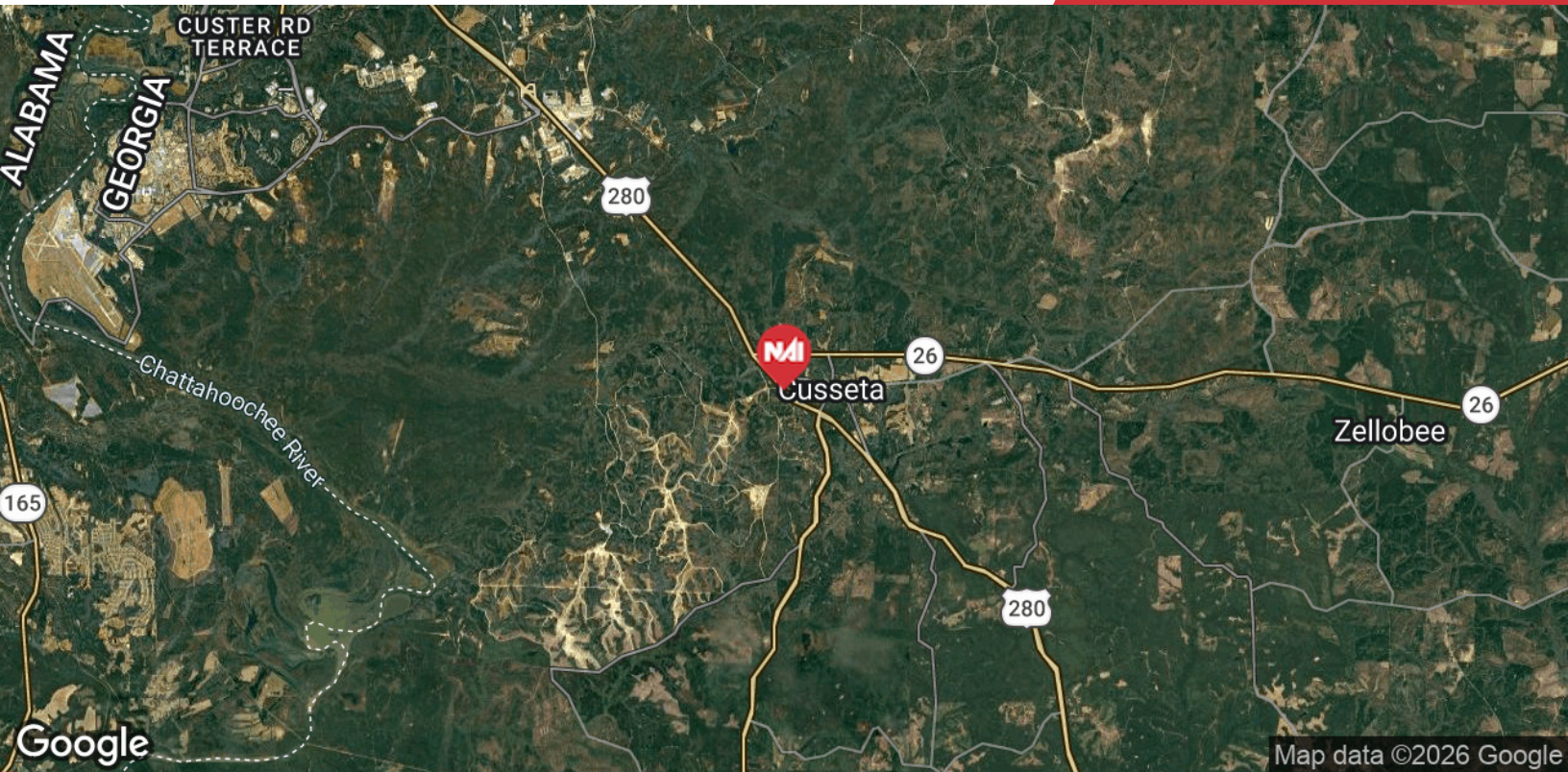
O: 706 660 5418 x1006
djackson@g2cre.com | GA #344658

Rem Brady

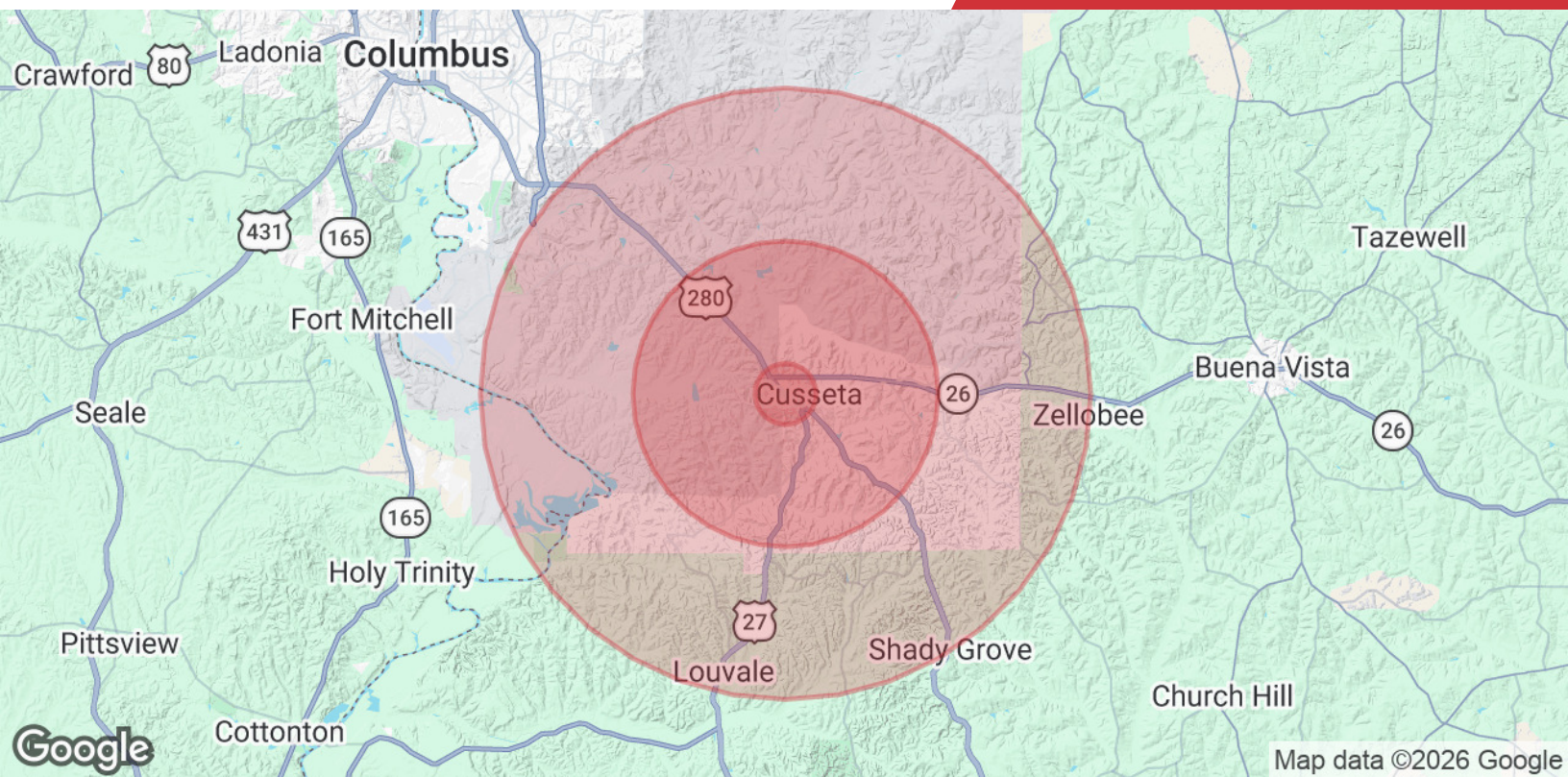
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rbrady@g2cre.com | GA #353461











Population	1 Mile	5 Miles	10 Miles
Total Population	532	2,190	4,247
Average Age	40	38	34
Average Age (Male)	39	37	34
Average Age (Female)	41	39	34
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	219	856	1,518
# of Persons per HH	2.4	2.6	2.8
Average HH Income	\$61,466	\$62,763	\$66,590
Average House Value	\$180,082	\$173,830	\$174,017

2020 American Community Survey (ACS)