

FREESTANDING RETAIL BUILDING FOR SALE

203 N Hutchinson Ave, Adel, GA 31620



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PROPERTY HIGHLIGHTS

Property Features

- **Sale Price: \$800,000**
- \$122/SF, below replacement cost
- Located ±1 mile from Interstate 75 with ±52,948 VPD
- ±1.5 miles from Cook County Airport
- Frontage on Hutchinson Ave, a main thoroughfare through Adel
- Strong household incomes over \$70,000 in a 5 mile radius

Property Summary

Address:	203 N Hutchinson Ave, Adel, GA 31620
Building Size:	±6,518 SF
Lot Size:	±0.46 AC (±20,000 SF)
APN:	A006 112
Year Built:	1978
Zoning:	GB

Demographics: *ESRI 2025

	1 MILE	3 MILES	5 MILES
Population 	3,989	8,902	11,664
Average Household Income 	\$59,510	\$65,776	\$70,155
Daytime Population 	4,364	9,848	11,839
Households 	1,494	3,302	4,299

Traffic Counts: *COSTAR

NORTH ON U.S. HIGHWAY 41	±6,810 VPD
SOUTH ON U.S. HIGHWAY 41	±9,645 VPD
EAST ON 4TH STREET	±7,513 VPD
WEST ON 4TH STREET	±10,634 VPD

PROPERTY OVERVIEW
RETAIL MAP



76



PROPERTY OVERVIEW RETAIL MAP

STONE RIDGE
2106 UNITS

COOK COUNTY AIRPORT



SITE



COLOMBO

75

41



LKQ
Keeping you moving

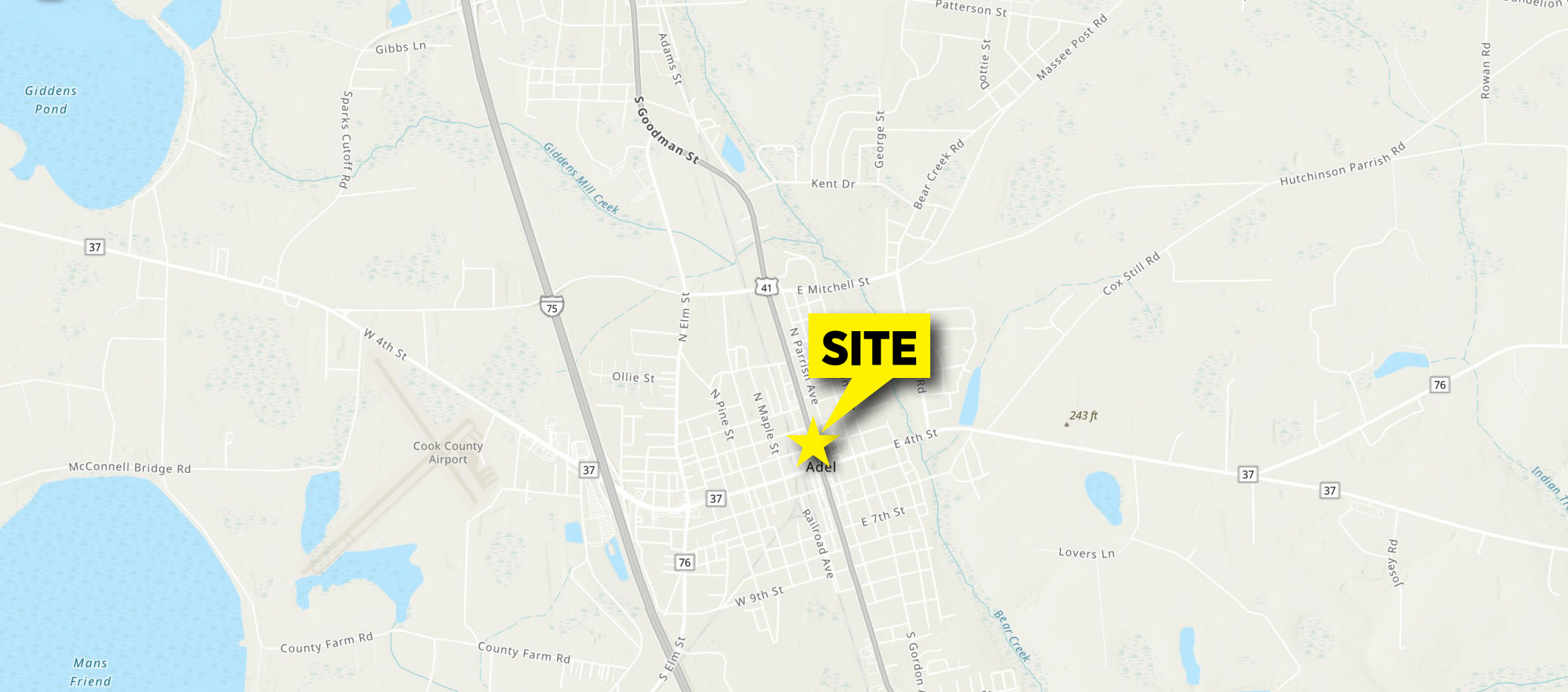
Quality
PANELS & TRIM

MBCT

CARDINAL
Glass Industries



SOUTHWELL



**CUSHMAN &
WAKEFIELD**

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