



COMMERCIAL REAL ESTATE

VETERINARY OFFICE BUILDING FOR SALE



# Cairo Animal Hospital

1960 Hwy 84 E, Cairo, GA 39828

**BRAD PARKER**

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**TLG REAL ESTATE SERVICES**

3520 Thomasville Road, Suite 200  
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## EXECUTIVE SUMMARY

## CAIRO ANIMAL HOSPITAL

1960 HWY 84 E, CAIRO, GA 39828



## OFFERING SUMMARY

<b>Sale Price:</b>	\$125,000
<b>Available SF:</b>	2,620 SF
<b>Lot Size:</b>	0.77 Acres
<b>Year Built:</b>	1960
<b>Building Size:</b>	3,580 SF
<b>Zoning:</b>	C-3, Commercial
<b>APN:</b>	C0370004

## PROPERTY OVERVIEW

Former veterinary hospital on US 84 E in Cairo, GA with 2,620 available SF.

## LOCATION OVERVIEW

This property is at the signalized intersection of US 84 and 20th St E. It is situated diagonally across the intersection from the John Deere/AG-Pro Distributor.

# REDUCED PRICE!

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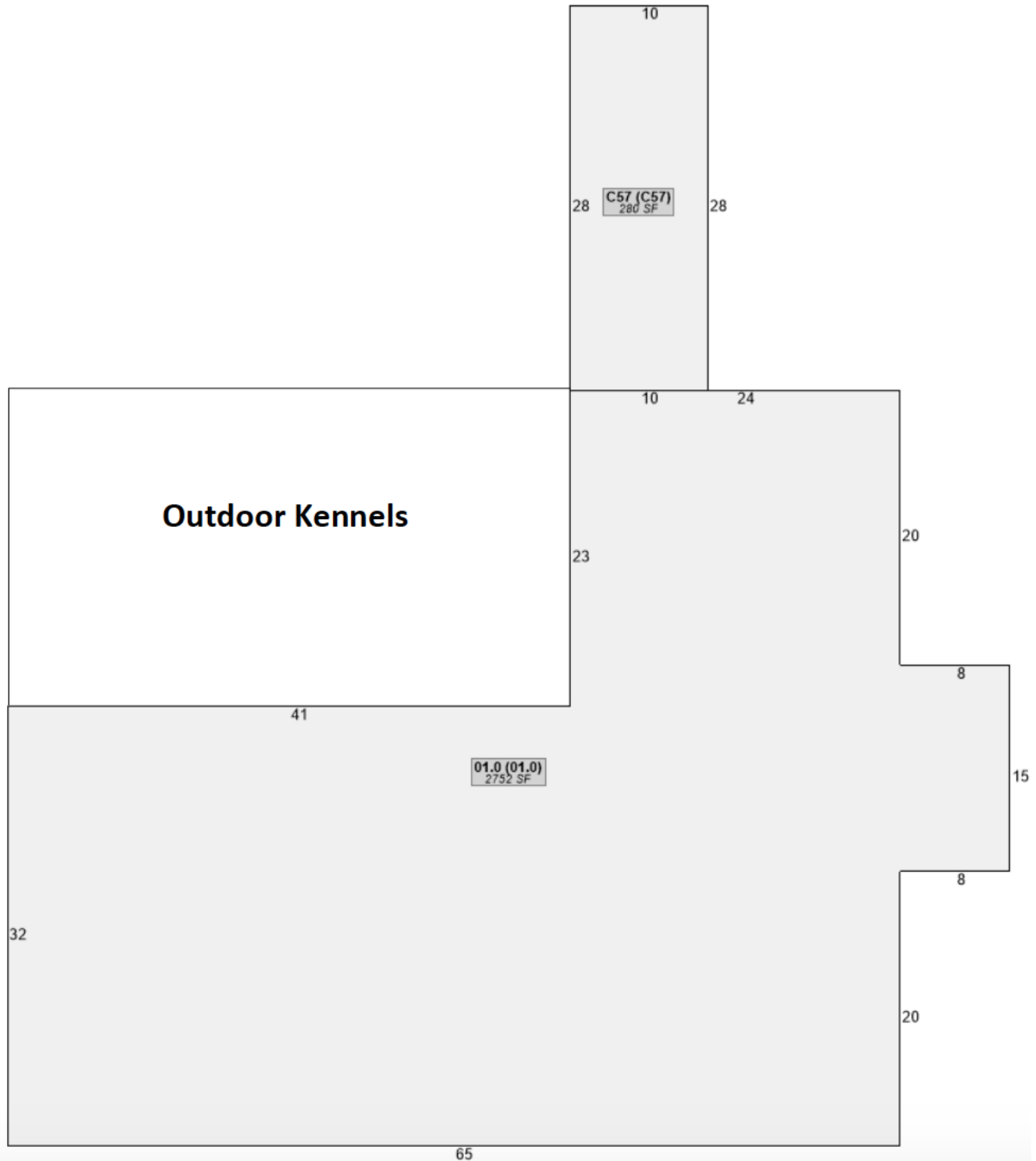




SITE MAP

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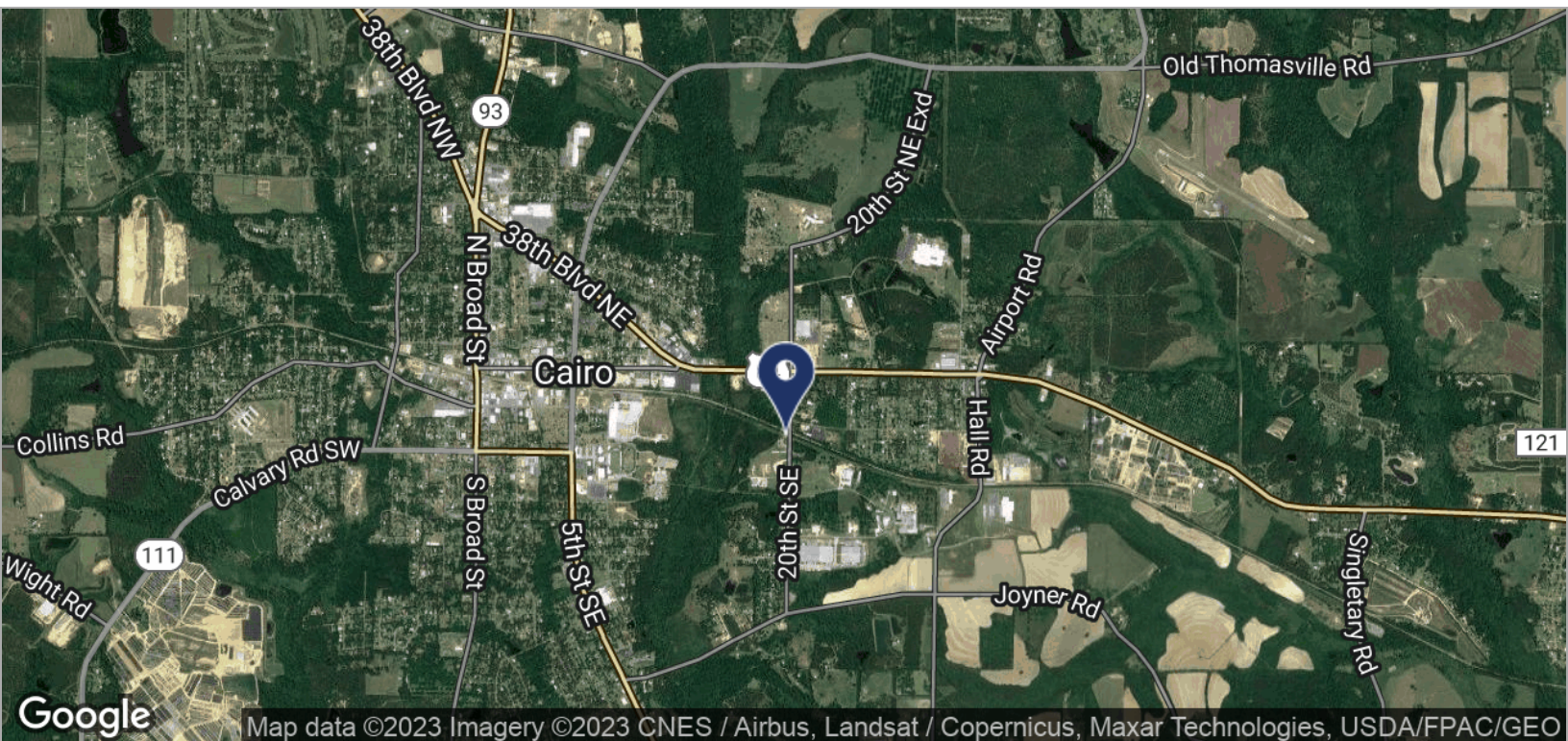
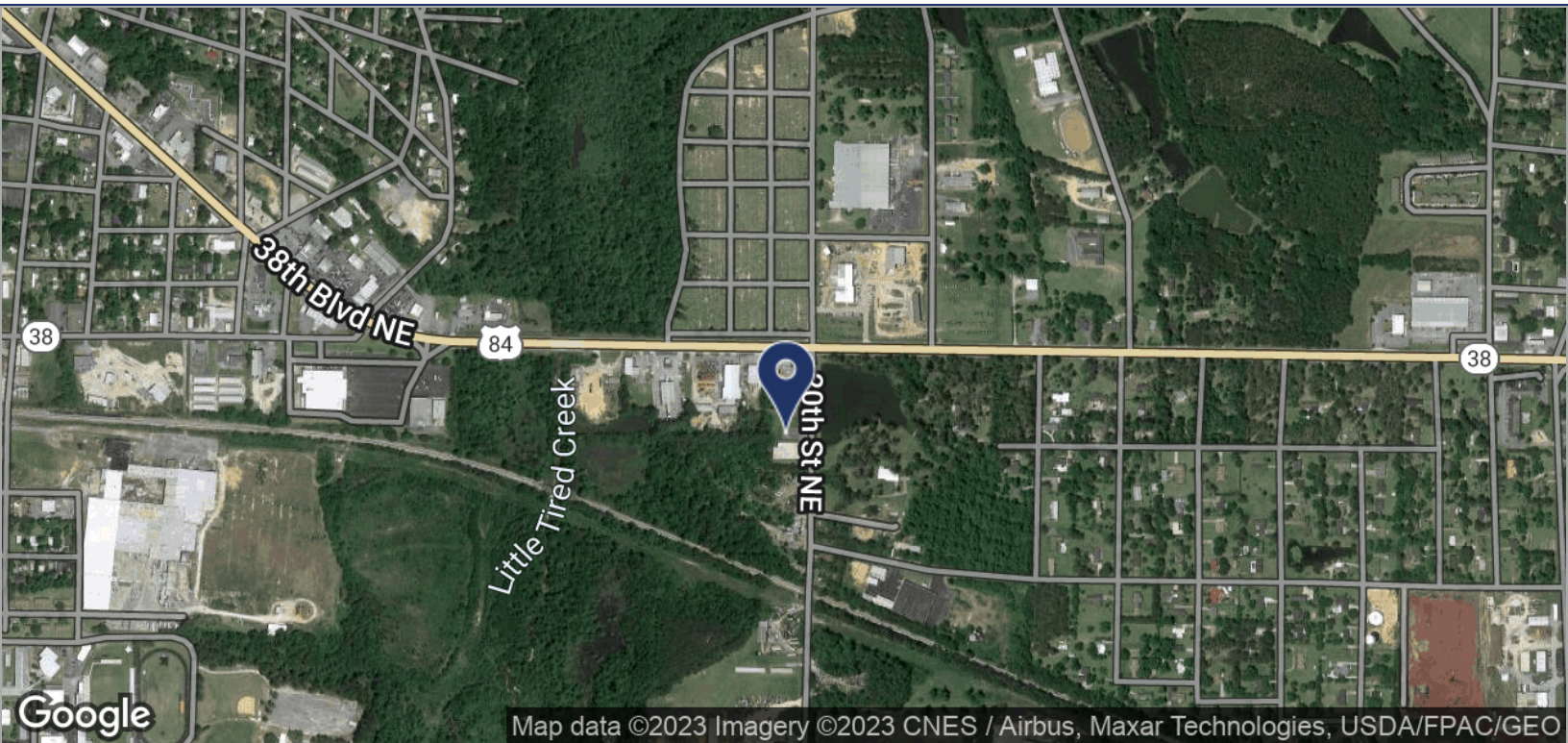




LOCATION MAPS

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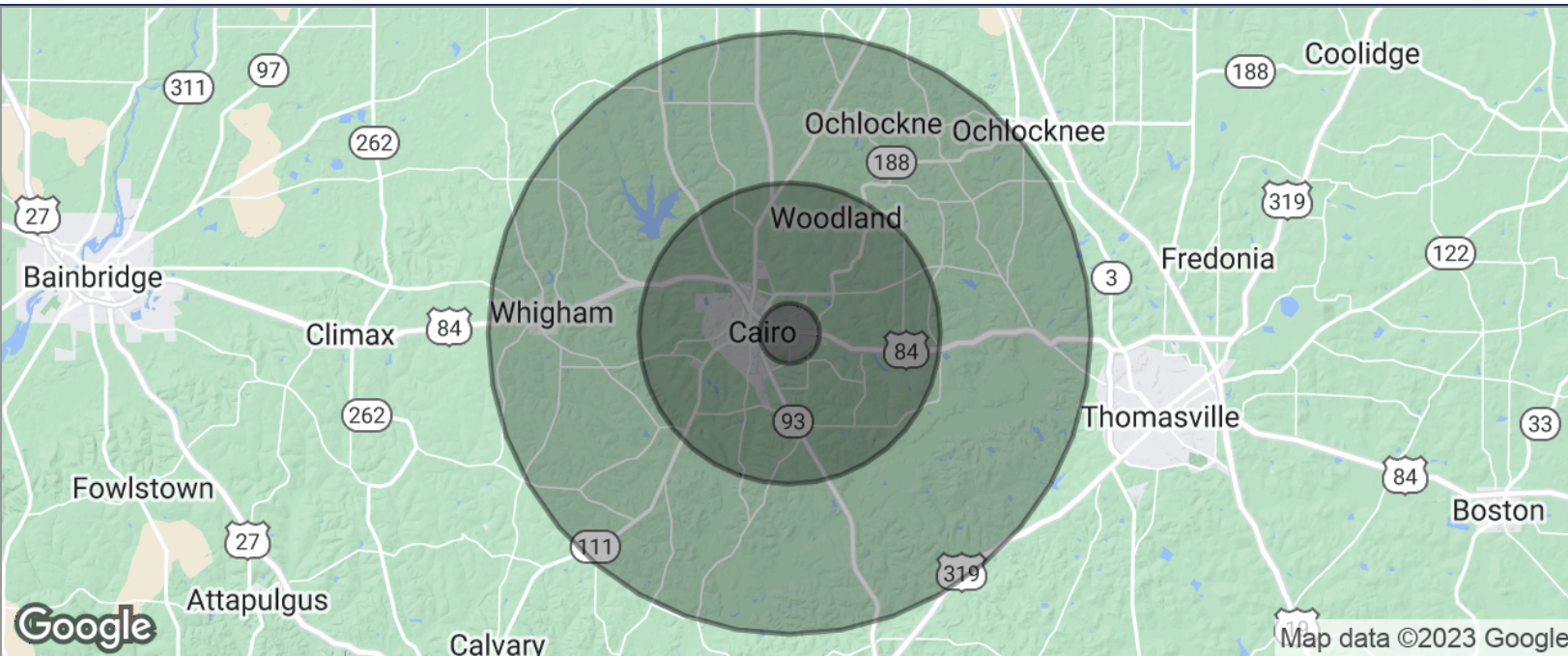




## DEMOGRAPHICS MAP

## CAIRO ANIMAL HOSPITAL

1960 HWY 84 E, CAIRO, GA 39828



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	351	10,122	25,693
MEDIAN AGE	36.7	34.8	35.7
MEDIAN AGE (MALE)	36.6	34.4	35.2
MEDIAN AGE (FEMALE)	35.5	35.0	35.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	138	3,869	9,708
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$51,675	\$46,953	\$47,410
AVERAGE HOUSE VALUE	\$170,828	\$169,088	\$165,180
RACE	1 MILE	5 MILES	10 MILES
% WHITE	63.0%	53.2%	57.7%
% BLACK	24.5%	35.9%	32.6%
% ASIAN	0.0%	0.0%	0.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.5%
% OTHER	9.7%	9.3%	7.9%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	12.3%	11.6%	10.2%

\* Demographic data derived from 2020 ACS - US Census

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