

# FREE STANDING BUILDING FOR SALE

181 E Cherry Street  
Cochran, GA 31014



**Lot Size:** 2.12 AC (2 lots)  
**Frontage:** 500' - E Cherry Street  
225' - Harris Street Lane  
**Building Size:** 4,000 SF  
**Utilities:** All utilities available  
**Year Built:** 1978  
**Zoning:** B2 and adjacent lot R-2  
**Taxes:** \$1,038.27 (2021 est.)  
**Parking:** Ample, paved  
**Traffic:** 8,180 VPD at Holland Lane & E Dykes Street  
**Notes:** Ideal location for day care, adult day care, service company, church, and office.

2021 Demos	1 mile	3 mile	5 mile
Population	4,177	8,164	10,370
Avg. HHI	\$48,961	\$51,847	\$53,398
Median Age	29.3	34.4	35.9

**Nearby Businesses:** Walmart, Cochran Eye Center, O'Reilly's Auto Parts, CVS, Captain D's, Advanced Auto Parts, Dollar Tree, Verizon, and Badcock Furniture.

**Reduced Price: \$149,000**  
**~~Sale Price: \$225,000~~**

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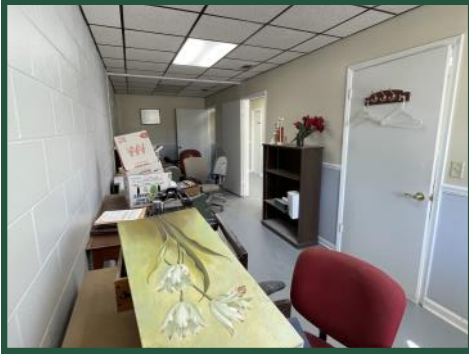
577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

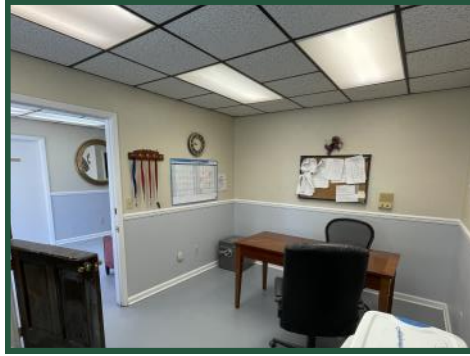
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## PHOTOS



**Storage**



**Director's Office**



**Open Area**



**Cubicles**



**Open Area**



**Open Area**



**Open Area**



**Break Room**



**Laundry**

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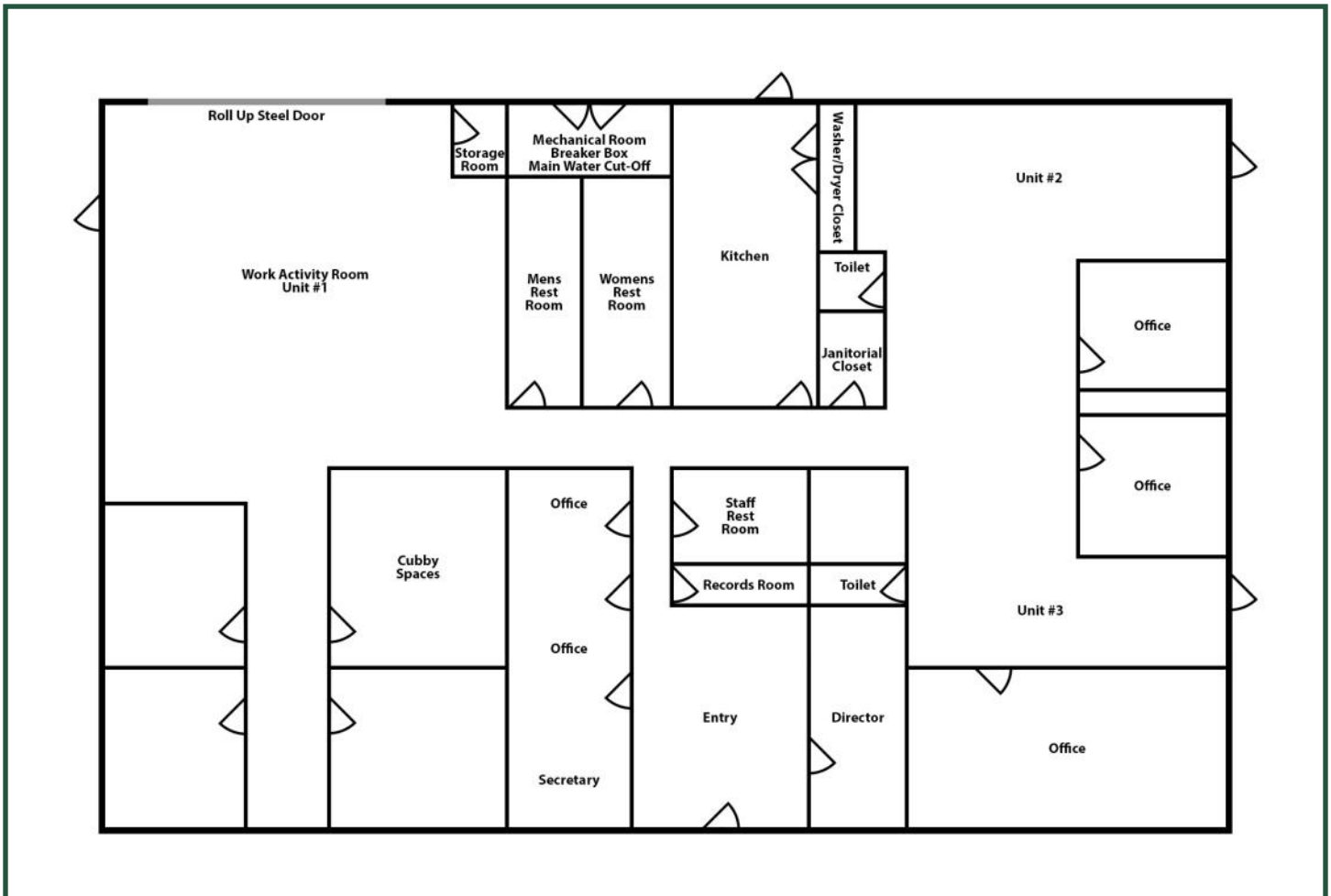
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## FLOOR PLAN



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## AERIAL



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