

# VACANT FAMILY DOLLAR

771 NICHOLSON STREET, RICHLAND, GEORGIA



OFFERING MEMORANDUM

Marcus & Millichap



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# Property Summary

771 Nicholson Street, Richland, GA 31825



## PROPERTY SUMMARY

Price	Contact Agent
Building Size	8,326 SF
Year Built	2014
Lot Size	1.01 Acres
Zoning	C3 – Commercial
2020 RE Taxes	\$5,221

## INVESTMENT HIGHLIGHTS

- » 10,300 Residents within a 15-Mile Radius
- » Situated Along Nicholson Street (US Hwy 280), a Major Thoroughfare
- » Down the Road from Richland Bypass, Connecting the City to Columbus and Albany
- » Across from Piggly Wiggly Grocery Store

## DEMOGRAPHICS

	5-Miles	10-Miles	15-Miles
<b>Population</b>			
2025 Projection	2,135	6,966	10,132
2020 Estimate	2,170	7,093	10,300
<b>Households</b>			
2025 Projection	844	2,245	3,567
2020 Estimate	852	2,272	3,601
<b>Income</b>			
2020 Est. Average Household Income	\$44,917	\$47,643	\$48,471
2020 Est. Median Household Income	\$31,384	\$35,705	\$36,093
2020 Est. Per Capita Income	\$17,979	\$17,216	\$18,697

# Location Overview



Richland is a city in Georgia's Stewart County spanning 3.25 square miles. The city is situated in South Georgia between the major hubs of Columbus and Albany. Once one of the busiest railroad towns in South Georgia, today Richland is home to both small businesses and national retailers. The largest business in downtown Richland is Richland Rum, a full distillery making single-estate rum from sugar cane grown in the city.

Stewart County is situated in the west-central portion of Georgia and was created

in 1830. The region is rich in historic, natural, archaeological, architectural, and cultural resources. Today, the main economic drivers are peanuts, cotton, and pine trees. Florence Marina State Park and Providence Canyon State Park are located in Stewart County. The western part of the county runs along the Chattahoochee River bordering Alabama. Approximately 800 acres of the Eufaula National Wildlife Refuge are located along the Chattahoochee River in Stewart County.

# [ exclusively listed by ]

**Nicholas Christifulli**  
Associate Advisor  
602 687 6694  
nick.christifulli@marcusmillichap.com

**Mark J. Ruble**  
Executive Managing Director  
602 687 6766  
mark.ruble@marcusmillichap.com

**Chris N. Lind**  
Senior Vice President  
602 687 6780  
chris.lind@marcusmillichap.com

Offices Nationwide  
[www.marcusmillichap.com](http://www.marcusmillichap.com)

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