

Medical/Office Space for Sale/Lease
503 Bluebird Blvd
Ft. Valley, GA 31030

Owner will consider all reasonable offers



Building Size: 4,800 sf total
Lot Size: 2.0 Acres
Frontage: 480'
Utilities: All available
Parking: 28 spaces plus 6 employee spaces
Built: 1988
Zoning: C-3 Commercial

Traffic Count: 11,700 Vehicles per day

Neighbors: Blue Bird Corporation, DaVita Dialysis Center, Auto Zone, Harvey's, Advanced Auto Parts, O'Reilly Auto Parts and Chevron.

Notes: Large reception/waiting area, breakroom, storage room, 8 exam rooms, 2 offices with restrooms, conference room, lab and secure closet.

DEMOGRAPHICS

	2017	1 mile	3 mile	5 mile
Population	2,965	11,182	13,886	
Avg. HH Income	\$53,604	\$46,914	\$49,198	
Median Age	36.8	33.1	33.4	

Lease Price: \$13.00/psf NNN
Sale Price: \$385,000

**FOR MORE
INFORMATION
CONTACT**

Ciara Hernandez
478-746-9421
478-250-2310
chernandez@fickling.com

Wendy Pierce
478-746-9421
478-335-1254
wpierce@fickling.com

commercial.fickling.com

Medical/Office Space for Sale/Lease
503 Bluebird Blvd
Ft. Valley, GA 31030

 **FICKLING
& COMPANY**
A Full Service Real Estate Company
commercial.fickling.com



**FOR MORE
INFORMATION
CONTACT**

Ciara Hernandez
478-746-9421
478-250-2310
chernandez@fickling.com

Wendy Pierce
478-746-9421
478-335-1254
wpierce@fickling.com

commercial.fickling.com

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

Medical/Office Space for Sale/Lease
503 Bluebird Blvd
Ft. Valley, GA 31030

AERIAL



**FOR MORE
INFORMATION
CONTACT**

Ciara Hernandez
478-746-9421
478-250-2310
chernandez@fickling.com

Wendy Pierce
478-746-9421
478-335-1254
wpierce@fickling.com

commercial.fickling.com

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