

NEW



Butler Commercial Property

7 +/- Acres | Taylor County, GA | \$350,000



National Land Realty
1260 Mountville-Hoggansville Road
Hoggansville, GA 30230
NationalLand.com



Travis Chaffin
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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

COMMERCIAL OPPORTUNITY 7+/- acres with over 1200' of road frontage on Hwy 540/96 (Fall Line Frwy) in Butler, GA. Property is zoned commercial, has city water and sewer, heavy duty pavement on entrance drive, with possibility of 2 additional entrances. Opportunity for a business, gas station, tractor trailer parking, etc. Less than an hour from Columbus and Macon. Less than 40 minutes from Americus. Contact Travis Chaffin at 706/302-8198 for more information.



ACREAGE BREAKDOWN

7+/-

ADDRESS

0 FallLine Freeway
Butler, GA 31006

LOCATION

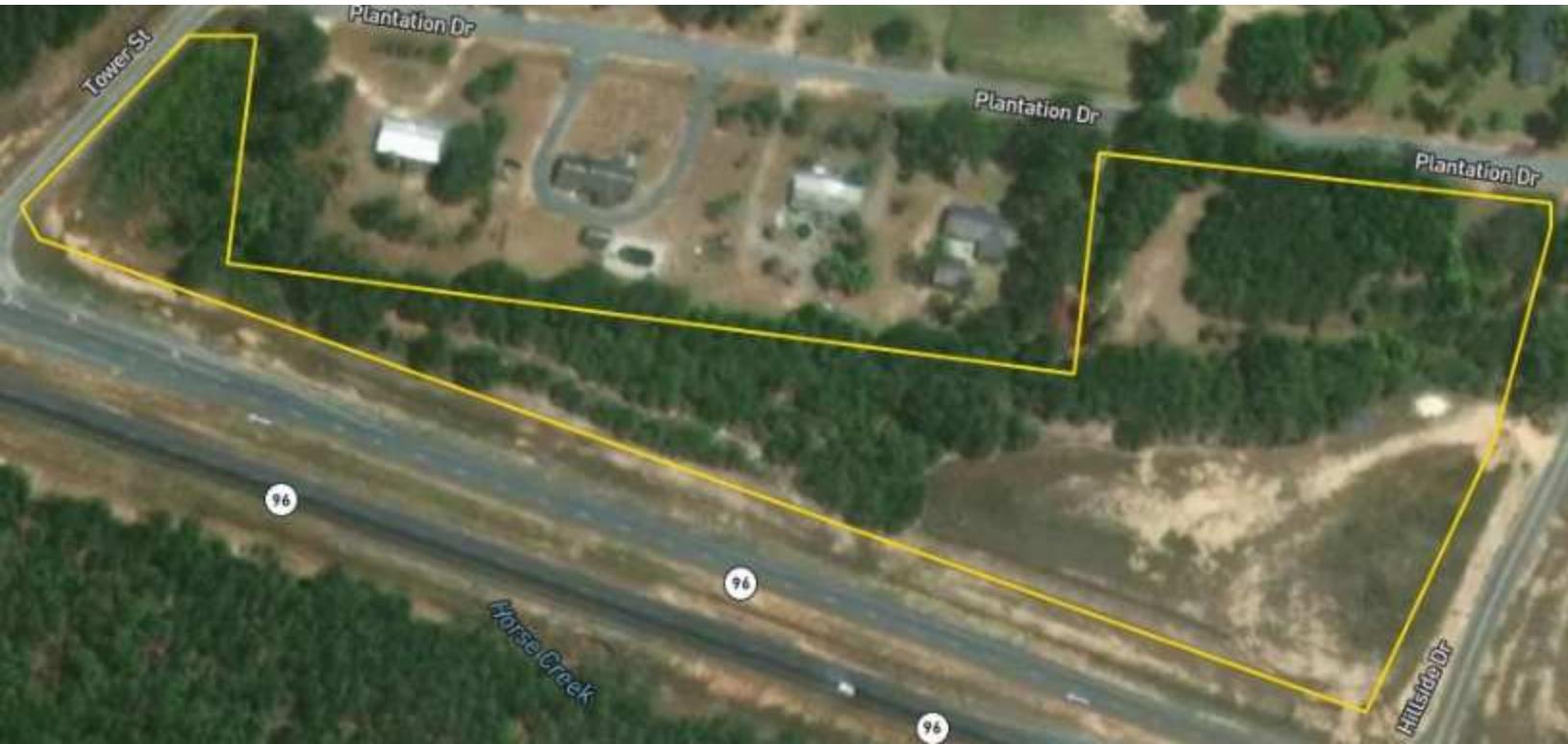
Call Travis Chaffin (706) 302-8198

PROPERTY HIGHLIGHTS

- commercial opportunity
- hwy road frontage
- city water and sewer



nationalland.com/listing/butler-commercial-property



COMMERCIAL PROPERTY HIGHLIGHTS

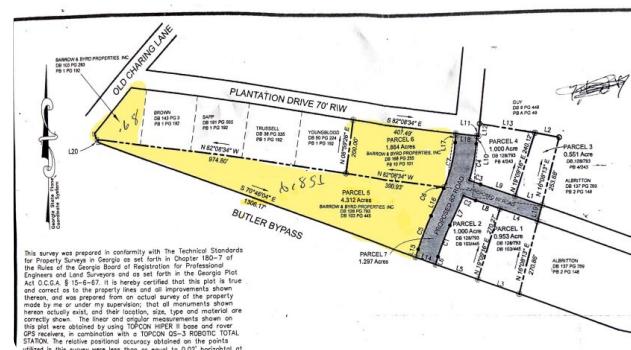
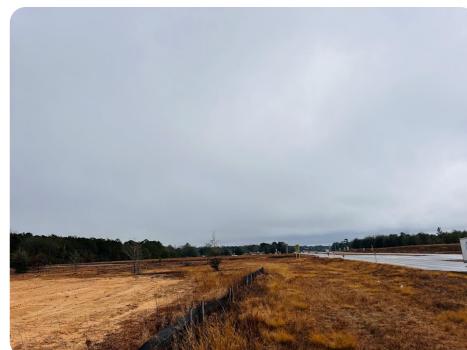
Zoning

Commerical

Listing ID#

2788073





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THE ABC'S OF AGENCY UNDERSTANDING REAL ESTATE BROKERAGE RELATIONSHIPS IN GEORGIA



I. Introduction:

Real estate brokers are licensed professionals trained to help consumers buy, sell, or lease real property. The business relationship between real estate brokers and consumers can take many forms, each of which is called a brokerage relationship. This brochure describes the types of brokerage relationships most commonly offered by real estate brokers. Hopefully, the brochure will make it easier for consumers to make informed choices on how best to work with a real estate broker. It should be noted that real estate brokers are not required to offer all of the brokerage relationships described in this brochure. Instead, each real estate broker is free to decide which of these relationships he or she will offer.

II. Real Estate Brokerage Generally:

As a general rule, only licensed real estate brokers can be paid a fee to help consumers buy, sell, or lease property. Many brokers have licensed real estate salespersons, commonly known as real estate agents, who act on behalf of the broker in helping consumers buy, sell, or lease property. While real estate agents can be employees of the real estate broker, most act as independent contractors. Real estate brokers often incorporate or set themselves up as limited liability companies or partnerships. All brokerage firms, however, are required to have a responsible or a qualifying broker. In the majority of real estate transactions, the consumer interacts only with his or her real estate agent and not the real estate broker. The real estate broker in those instances works behind the scenes to solve problems and support, supervise and assist his or her agents.

III. Client vs. Customer in Brokerage Relationships:

All brokerage relationships fall into one of two broad categories: (1) broker-client relationships; and (2) broker-customer relationships. In a broker-client relationship, the real estate broker is representing the client and is acting as his or her legal agent in buying, selling, or leasing property. In Georgia, a broker-client relationship can only be formed by the parties entering into a written agreement. The agreement must explain, among other things, how the broker will be paid, the duty of the broker to keep client confidences, and the types of client or agency relationships offered by the broker.

The other type of brokerage relationship is known as a broker-customer relationship. With this type of relationship, the broker is not representing the customer in a legal or agency capacity. However, the broker can still work with the customer and help him or her by performing what are known as ministerial acts. These include, for example, identifying property for sale or lease, providing pre-printed real estate form contracts, preparing real estate contracts at the direction of the customer, and locating lenders, inspectors, and closing attorneys on behalf of the customer. The different types of brokerage relationships within each of these categories are discussed below:

IV. Broker-Client Relationships:

A. Seller Agency/Landlord Agency:

Seller agency occurs when the real estate broker is representing the seller in selling his or her property. This type of brokerage relationship is created by the seller and the broker entering into a written contract known as a listing agreement. The listing agreement gives the broker, commonly referred to as the listing broker, the right to market the property for sale at a specific price and for a defined period of time. If the broker is successful in finding a buyer ready, willing, and able to purchase the property, the broker would normally be paid a fee or commission upon the closing of the transaction. This fee or commission is often shared with other real estate brokers, under what are known as cooperative brokerage agreements, if they or their agents find the buyer. Seller agency is also sometimes called listing agency.

Landlord agency is different from seller agency in that the listing broker is assisting the property owner in leasing rather than selling property.

B. Buyer Agency/Tenant Agency:

Buyer agency occurs when the real estate broker represents the buyer in locating and assisting the buyer in negotiating for the purchase of property suitable to the buyer. A buyer agency is created when the buyer enters into an agreement commonly known as a buyer brokerage agreement. A real estate broker can be compensated by one party yet represent another party. Therefore, in some buyer brokerage agreements, the fee or commission received by the buyer's broker is actually a portion of the fee or commission paid by the seller to the listing broker. In these situations, the seller also agrees that the listing broker will share the commission or fee with any buyer's broker who finds a buyer ready, willing and able to purchase the property. With some buyer brokerage agreements, the buyer pays a fee or commission directly to his or her broker. Buyer agency is sometimes referred to as buyer brokerage.

Tenant agency is different from buyer agency in that the broker is representing a consumer who is seeking to lease rather than purchase property.

C. Designated Agency:

In some real estate transactions, the real estate agent representing the buyer and the real estate agent representing the seller both work for the same broker or brokerage firm. In such a transaction, the broker may allow each agent to exclusively represent their respective clients. This type of brokerage relationship is known as designated agency.

In a designated agency transaction, the designated agent for the buyer owes the same duties to the buyer as if the agent was acting only as a buyer's agent. Similarly, the designated agent for the seller owes the same duties to the seller as if the agent was acting only as the seller's agent. With designated agency, each designated agent is prohibited from disclosing to anyone other than his or her broker any information requested to be kept confidential by the client unless the information is otherwise required to be disclosed by law. Therefore, designated agents may not disclose such confidential information to other agents in the company. The broker is also prohibited from revealing any confidential information he or she has received from one designated agent to the other designated agent, unless the information is otherwise required to be disclosed by law. Confidential information is defined as any information that could harm the client's negotiating position which information the client has not consented to be disclosed. In Georgia, designated agency is defined by state statute not to be dual agency.

D. Dual Agency:

Georgia law allows both parties to agree to have one agent or broker represent them in a real estate transaction at the same time. In other words, the agent or broker has a client relationship with all parties to the transaction without acting in a designated agency capacity. In these situations, neither party is exclusively represented by a designated real estate agent. This type of brokerage relationship is called "dual agency".

Georgia law allows real estate brokers to act as dual agents if they first get the written consent of both parties. The written consent must contain the following:

1. a description of the types of transactions in which the licensee will serve as a dual agent;
2. a statement that as a dual agent, the licensee represents two clients whose interests could be different or even adverse;
3. a statement that the dual agent will disclose all adverse material facts regarding the transaction known to the dual agent to all parties to the transaction except for information that is made confidential by request of another client and that is not allowed or required by law to be disclosed;
4. a statement that the licensee will disclose to each client in the transaction the nature of any material relationship the licensee or his or her broker have with other clients in the transaction other than incidental to the transaction;
5. a statement that the client does not have to consent to the dual agency; and
6. a statement that the client's consent has been given voluntarily and that the client has read and understood the brokerage engagement agreement;

This special consent is required because of the potential for conflicts of interest in dual agency transactions.

E. Subagency:

Subagency occurs when one real estate broker is appointed by another real estate broker as a subagent to assist the broker in performing its duties. In a typical subagency transaction, a listing broker practicing subagency might appoint the broker working with the buyer as his or her subagent. The broker acting as the subagent would work with the buyer but would represent the seller. The buyer then was the customer of the broker acting as a subagent, but the seller would be his or her client. Subagency relationships between real estate brokers in Georgia, while once the norm, are much less common today.

V. Broker-Customer Relationships:

A. Transaction Brokerage:

A transaction brokerage relationship is one in which a real estate broker or brokers assists both parties in a real estate transaction but does not enter into a client relationship with, nor represents, either party. In a transaction brokerage relationship, the broker treats both parties as customers and can only perform ministerial acts for either party, including the following:

1. identifying property;
2. providing real estate statistics and information of property;
3. providing preprinted real estate form contracts;
4. acting as a scribe in the preparation of form contracts;
5. locating relevant professionals, such as architects, engineers, surveyors, inspectors, lenders, insurance agents, and attorneys; and
6. identifying facilities such as schools, shopping centers, and places of worship.

B. Brokers May Help Parties Other Than Their Clients:

Brokers who represent one party in a real estate transaction as a client can still help the other party in the transaction by performing ministerial duties for the other party (of the type described under transaction brokerage section). When a real estate broker works with a party as a customer or client, the broker may not knowingly give the party false information.

VI. Always Choose a REALTOR®:

This brochure has been prepared as a public service by the Georgia Association of REALTORS®. REALTOR® is a registered collective membership mark which may be used only by real estate professionals who are members of the National Association of REALTORS® and subscribe to its strict Code of Ethics.

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups
Travis Chaffin



Lat/Lon: 32.5468/-84.2475

Butler Commercial Property Listing 2788073	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	975	1,926	2,644
2028 Projected Population	979	1,929	2,639
2020 Census Population	1,257	2,636	3,446
2010 Census Population	1,368	2,955	3,844
Projected Annual Growth 2023 to 2028	-	-	-
Historical Annual Growth 2010 to 2023	-2.2%	-2.7%	-2.4%
Households			
2023 Estimated Households	425	939	1,295
2028 Projected Households	425	931	1,279
2020 Census Households	491	1,072	1,408
2010 Census Households	543	1,188	1,545
Projected Annual Growth 2023 to 2028	-	-0.2%	-0.3%
Historical Annual Growth 2010 to 2023	-1.7%	-1.6%	-1.2%
Age			
2023 Est. Population Under 10 Years	8.5%	9.2%	9.0%
2023 Est. Population 10 to 19 Years	8.4%	9.0%	9.1%
2023 Est. Population 20 to 29 Years	14.1%	13.6%	13.4%
2023 Est. Population 30 to 44 Years	18.3%	17.8%	17.6%
2023 Est. Population 45 to 59 Years	22.4%	22.4%	22.4%
2023 Est. Population 60 to 74 Years	20.2%	20.3%	20.6%
2023 Est. Population 75 Years or Over	8.0%	7.8%	7.9%
2023 Est. Median Age	44.6	44.5	44.7
Marital Status & Gender			
2023 Est. Male Population	43.3%	44.2%	44.4%
2023 Est. Female Population	56.7%	55.8%	55.6%
2023 Est. Never Married	43.1%	44.8%	42.4%
2023 Est. Now Married	44.2%	36.1%	36.2%
2023 Est. Separated or Divorced	7.8%	11.8%	13.2%
2023 Est. Widowed	4.9%	7.3%	8.1%
Income			
2023 Est. HH Income \$200,000 or More	-	4.0%	4.9%
2023 Est. HH Income \$150,000 to \$199,999	0.2%	0.1%	0.3%
2023 Est. HH Income \$100,000 to \$149,999	17.5%	12.4%	11.8%
2023 Est. HH Income \$75,000 to \$99,999	8.2%	7.2%	7.8%
2023 Est. HH Income \$50,000 to \$74,999	8.7%	11.6%	12.2%
2023 Est. HH Income \$35,000 to \$49,999	14.8%	14.3%	14.6%
2023 Est. HH Income \$25,000 to \$34,999	17.1%	15.0%	13.2%
2023 Est. HH Income \$15,000 to \$24,999	19.2%	17.3%	14.7%
2023 Est. HH Income Under \$15,000	14.4%	18.1%	20.6%
2023 Est. Average Household Income	\$57,050	\$67,665	\$69,591
2023 Est. Median Household Income	\$39,516	\$38,354	\$38,639
2023 Est. Per Capita Income	\$25,665	\$33,508	\$34,573
2023 Est. Total Businesses	54	106	116
2023 Est. Total Employees	677	989	1,055

Full Profile

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Race			
2023 Est. White	61.3%	57.2%	57.3%
2023 Est. Black	31.6%	36.6%	36.9%
2023 Est. Asian or Pacific Islander	1.0%	1.0%	1.0%
2023 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
2023 Est. Other Races	5.7%	4.9%	4.6%
Hispanic			
2023 Est. Hispanic Population	78	121	152
2023 Est. Hispanic Population	8.0%	6.3%	5.7%
2028 Proj. Hispanic Population	8.3%	6.5%	5.9%
2020 Hispanic Population	2.9%	2.4%	2.2%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	745	1,447	1,988
2023 Est. Elementary (Grade Level 0 to 8)	5.4%	6.0%	6.5%
2023 Est. Some High School (Grade Level 9 to 11)	17.7%	17.6%	17.0%
2023 Est. High School Graduate	37.6%	37.8%	38.2%
2023 Est. Some College	13.3%	12.0%	12.1%
2023 Est. Associate Degree Only	10.5%	9.6%	9.2%
2023 Est. Bachelor Degree Only	8.0%	9.3%	9.5%
2023 Est. Graduate Degree	7.5%	7.7%	7.4%
Housing			
2023 Est. Total Housing Units	503	1,129	1,559
2023 Est. Owner-Occupied	57.3%	56.2%	56.2%
2023 Est. Renter-Occupied	27.1%	27.0%	26.9%
2023 Est. Vacant Housing	15.6%	16.8%	16.9%
Homes Built by Year			
2023 Homes Built 2010 or later	7.8%	4.2%	3.9%
2023 Homes Built 2000 to 2009	2.0%	4.4%	5.8%
2023 Homes Built 1990 to 1999	24.0%	24.5%	23.9%
2023 Homes Built 1980 to 1989	18.0%	19.3%	19.8%
2023 Homes Built 1970 to 1979	13.0%	10.3%	9.5%
2023 Homes Built 1960 to 1969	12.5%	13.4%	12.9%
2023 Homes Built 1950 to 1959	4.7%	5.4%	5.3%
2023 Homes Built Before 1949	2.4%	1.7%	1.9%
Home Values			
2023 Home Value \$1,000,000 or More	0.2%	-	0.1%
2023 Home Value \$500,000 to \$999,999	0.6%	0.7%	1.0%
2023 Home Value \$400,000 to \$499,999	0.3%	0.3%	0.5%
2023 Home Value \$300,000 to \$399,999	0.6%	0.6%	0.6%
2023 Home Value \$200,000 to \$299,999	35.4%	23.6%	20.7%
2023 Home Value \$150,000 to \$199,999	8.6%	7.7%	8.7%
2023 Home Value \$100,000 to \$149,999	17.3%	13.0%	11.6%
2023 Home Value \$50,000 to \$99,999	21.9%	34.9%	36.2%
2023 Home Value \$25,000 to \$49,999	4.2%	9.1%	9.9%
2023 Home Value Under \$25,000	10.9%	9.9%	10.7%
2023 Median Home Value	\$135,102	\$109,348	\$106,141
2023 Median Rent	\$419	\$453	\$458

Full Profile

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	839	1,632	2,242
2023 Est. Civilian Employed	41.0%	44.4%	42.8%
2023 Est. Civilian Unemployed	3.0%	2.8%	2.4%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	56.1%	52.8%	54.8%
2023 Labor Force Males	42.9%	43.9%	44.1%
2023 Labor Force Females	57.1%	56.1%	55.9%
Occupation			
2023 Occupation: Population Age 16 Years or Over	343	724	959
2023 Mgmt, Business, & Financial Operations	10.7%	9.1%	9.5%
2023 Professional, Related	12.5%	13.6%	14.6%
2023 Service	17.3%	17.1%	17.1%
2023 Sales, Office	19.8%	20.4%	20.7%
2023 Farming, Fishing, Forestry	-	-	-
2023 Construction, Extraction, Maintenance	14.9%	15.3%	15.2%
2023 Production, Transport, Material Moving	24.8%	24.4%	22.9%
2023 White Collar Workers	43.0%	43.1%	44.8%
2023 Blue Collar Workers	57.0%	56.9%	55.2%
Transportation to Work			
2023 Drive to Work Alone	78.0%	81.1%	81.9%
2023 Drive to Work in Carpool	16.2%	14.9%	14.3%
2023 Travel to Work by Public Transportation	-	-	-
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	1.4%	1.5%	1.4%
2023 Other Means	0.1%	-	-
2023 Work at Home	4.3%	2.4%	2.3%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	35.7%	40.5%	42.0%
2023 Travel to Work in 15 to 29 Minutes	14.9%	16.2%	16.8%
2023 Travel to Work in 30 to 59 Minutes	34.8%	29.5%	27.4%
2023 Travel to Work in 60 Minutes or More	14.7%	13.7%	13.9%
2023 Average Travel Time to Work	27.7	24.7	23.5
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$20.32 M	\$50.44 M	\$70.91 M
2023 Est. Apparel	\$689.28 K	\$1.73 M	\$2.44 M
2023 Est. Contributions, Gifts	\$1.09 M	\$2.79 M	\$3.96 M
2023 Est. Education, Reading	\$563.72 K	\$1.51 M	\$2.16 M
2023 Est. Entertainment	\$1.11 M	\$2.77 M	\$3.9 M
2023 Est. Food, Beverages, Tobacco	\$3.18 M	\$7.85 M	\$11.02 M
2023 Est. Furnishings, Equipment	\$689.49 K	\$1.72 M	\$2.42 M
2023 Est. Health Care, Insurance	\$1.94 M	\$4.75 M	\$6.64 M
2023 Est. Household Operations, Shelter, Utilities	\$6.72 M	\$16.66 M	\$23.39 M
2023 Est. Miscellaneous Expenses	\$384.22 K	\$954.85 K	\$1.34 M
2023 Est. Personal Care	\$273.38 K	\$675.35 K	\$948.74 K
2023 Est. Transportation	\$3.68 M	\$9.04 M	\$12.69 M

Retail Gap Expanded Report

2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

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Butler Commercial Property Listing 2788073

1 mi radius

3 mi radius

5 mi radius

	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
Clothing, Clothing Accessories Stores	\$419.4 K / -	100	\$1.05 M / \$619.18 K	41	\$1.48 M / \$1.03 M	31
Men's Clothing Stores	\$14.87 K / -	100	\$37.28 K / -	100	\$52.58 K / -	100
Women's Clothing Stores	\$64.69 K / -	100	\$162.65 K / -	100	\$229.38 K / \$28.97 K	87
Children's, Infants' Clothing Stores	\$27.55 K / -	100	\$68.65 K / -	100	\$96.6 K / -	100
Family Clothing Stores	\$172.11 K / -	100	\$431.15 K / \$619.18 K	-30	\$607.82 K / \$1 M	-39
Clothing Accessory Stores	\$13.59 K / -	100	\$34.46 K / -	100	\$48.75 K / -	100
Other Apparel Stores	\$21 K / -	100	\$52.65 K / -	100	\$74.24 K / -	100
Shoe Stores	\$71.42 K / -	100	\$177.41 K / -	100	\$249.5 K / -	100
Jewelry Stores	\$31.62 K / -	100	\$82.12 K / -	100	\$116.58 K / -	100
Luggage Stores	\$2.55 K / -	100	\$6.58 K / -	100	\$9.33 K / -	100
Furniture, Home Furnishings Stores	\$203.38 K / -	100	\$510.22 K / -	100	\$719.96 K / -	100
Furniture Stores	\$123.69 K / -	100	\$311.65 K / -	100	\$440.22 K / -	100
Floor Covering Stores	\$21.85 K / -	100	\$54.53 K / -	100	\$76.74 K / -	100
Other Home Furnishing Stores	\$57.84 K / -	100	\$144.04 K / -	100	\$202.99 K / -	100
Electronics, Appliance Stores	\$159 K / -	100	\$395.38 K / -	100	\$556.35 K / -	100
Building Material, Garden Equipment, Supplies Dealers	\$518.82 K / \$130.55 K	75	\$1.29 M / \$153.29 K	88	\$1.81 M / \$185.43 K	90
Home Centers	\$243.84 K / \$130.55 K	46	\$604.7 K / \$153.29 K	75	\$850.34 K / \$185.43 K	78
Paint, Wallpaper Stores	\$17.84 K / -	100	\$44.17 K / -	100	\$62.11 K / -	100
Hardware Stores	\$22.27 K / -	100	\$55.47 K / -	100	\$78.06 K / -	100
Other Building Materials Stores	\$174.35 K / -	100	\$431.19 K / -	100	\$605.74 K / -	100
Outdoor Power Equipment Stores	\$8.07 K / -	100	\$20.05 K / -	100	\$28.24 K / -	100
Nursery, Garden Stores	\$52.44 K / -	100	\$130.65 K / -	100	\$183.97 K / -	100
Food, Beverage Stores	\$1.45 M / \$6.98 M	-79	\$3.57 M / \$9 M	-60	\$5.01 M / \$11.22 M	-55
Grocery Stores	\$1.3 M / \$6.63 M	-80	\$3.2 M / \$7.78 M	-59	\$4.48 M / \$9.41 M	-52
Convenience Stores	\$50.79 K / -	100	\$124.8 K / \$814.03 K	-85	\$174.81 K / \$1.32 M	-87
Meat Markets	\$14.99 K / -	100	\$36.72 K / -	100	\$51.34 K / -	100
Fish, Seafood Markets	\$5.52 K / -	100	\$13.47 K / -	100	\$18.86 K / -	100
Fruit, Vegetable Markets	\$9.1 K / -	100	\$22.26 K / -	100	\$31.16 K / -	100
Other Specialty Food Markets	\$15.65 K / -	100	\$38.57 K / -	100	\$54.04 K / -	100
Liquor Stores	\$56.39 K / \$349.08 K	-84	\$141.2 K / \$409.86 K	-66	\$199.28 K / \$495.81 K	-60

Retail Gap Expanded Report

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	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
Health, Personal Care Stores	\$355.82 K / -	100	\$877.01 K / \$2.2 M	-60	\$1.23 M / \$3.55 M	-65
Pharmacy, Drug Stores	\$298.24 K / -	100	\$734.66 K / \$2.2 M	-67	\$1.03 M / \$3.55 M	-71
Cosmetics, Beauty Stores	\$17.35 K / -	100	\$42.96 K / -	100	\$60.27 K / -	100
Optical Goods Stores	\$19.9 K / -	100	\$49.22 K / -	100	\$69.05 K / -	100
Other Health, Personal Care Stores	\$20.33 K / -	100	\$50.16 K / -	100	\$70.35 K / -	100
Sporting Goods, Hobby, Book, Music Stores	\$153.2 K / -	100	\$387.32 K / -	100	\$547.91 K / -	100
Sporting Goods Stores	\$82.01 K / -	100	\$207.53 K / -	100	\$293.85 K / -	100
Hobby, Toy, Game Stores	\$25.31 K / -	100	\$62.94 K / -	100	\$88.68 K / -	100
Sewing, Needlecraft Stores	\$7.65 K / -	100	\$19.74 K / -	100	\$28 K / -	100
Musical Instrument Stores	\$7.65 K / -	100	\$18.79 K / -	100	\$26.35 K / -	100
Book Stores	\$30.59 K / -	100	\$78.32 K / -	100	\$111.03 K / -	100
General Merchandise Stores	\$1.39 M / \$272.5 K	80	\$3.44 M / \$319.96 K	91	\$4.83 M / \$451.41 K	91
Department Stores	\$350.89 K / -	100	\$874.28 K / -	100	\$1.23 M / -	100
Warehouse Superstores	\$904.57 K / -	100	\$2.23 M / -	100	\$3.13 M / -	100
Other General Merchandise Stores	\$135.45 K / \$272.5 K	-50	\$335.37 K / \$319.96 K	5	\$471.16 K / \$451.41 K	4
Miscellaneous Store Retailers	\$187.46 K / -	100	\$466.02 K / -	100	\$655.38 K / -	100
Florists	\$6.37 K / -	100	\$15.98 K / -	100	\$22.56 K / -	100
Office, Stationary Stores	\$18.27 K / -	100	\$45.73 K / -	100	\$64.47 K / -	100
Gift, Souvenir Stores	\$22.27 K / -	100	\$55.47 K / -	100	\$78.06 K / -	100
Used Merchandise Stores	\$12.93 K / -	100	\$32.29 K / -	100	\$45.42 K / -	100
Pet, Pet Supply Stores	\$74.95 K / -	100	\$186.08 K / -	100	\$261.88 K / -	100
Art Dealers	\$6.13 K / -	100	\$15.37 K / -	100	\$21.59 K / -	100
Mobile Home Dealers	\$11.23 K / -	100	\$27.9 K / -	100	\$39.2 K / -	100
Other Miscellaneous Retail Stores	\$35.31 K / -	100	\$87.2 K / -	100	\$122.18 K / -	100
Non-Store Retailers	\$628.89 K / \$1.11 M	-43	\$1.56 M / \$2.07 M	-24	\$2.2 M / \$2.25 M	-2
Mail Order, Catalog Stores	\$519.31 K / -	100	\$1.29 M / -	100	\$1.82 M / -	100
Vending Machines	\$14.81 K / -	100	\$36.7 K / -	100	\$51.52 K / -	100
Fuel Dealers	\$54.3 K / \$1.11 M	-95	\$132.7 K / \$2.07 M	-94	\$185.47 K / \$2.25 M	-92
Other Direct Selling Establishments	\$40.48 K / -	100	\$100.62 K / -	100	\$141.44 K / -	100

Retail Gap Expanded Report

2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Travic Chaffin



Lat/Lon: 32.5468/-84.2475

Butler Commercial Property

Listing 2788073

	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
Accommodation, Food Services	\$1.19 M / \$457.15 K	61	\$2.96 M / \$1.6 M	46	\$4.17 M / \$2.15 M	48
Hotels, Other Travel Accommodations	\$65.24 K / -	100	\$162.86 K / -	100	\$229.57 K / -	100
RV Parks	\$605 / -	100	\$1.59 K / -	100	\$2.21 K / -	100
Rooming, Boarding Houses	\$425 / -	100	\$1.25 K / -	100	\$1.84 K / -	100
Full Service Restaurants	\$693.73 K / \$486.1 K	30	\$1.73 M / \$1.67 M	3	\$2.44 M / \$2.25 M	8
Limited Service Restaurants	\$322.1 K / -	100	\$803.25 K / -	100	\$1.13 M / -	100
Special Food Services, Catering	\$103.12 K / -	100	\$256.78 K / -	100	\$361.88 K / -	100
Drinking Places	\$28.95 K / -	100	\$72.94 K / -	100	\$103.12 K / -	100
Gasoline Stations	\$1.07 M / \$1.82 M	-41	\$2.6 M / \$2.5 M	4	\$3.63 M / \$2.91 M	20
Motor Vehicle, Parts Dealers	\$1.84 M / \$2 M	-8	\$4.53 M / \$10.11 M	-55	\$6.37 M / \$14.94 M	-57
New Car Dealers	\$1.41 M / \$1.44 M	-2	\$3.47 M / \$9.32 M	-63	\$4.88 M / \$13.98 M	-65
Used Car Dealers	\$145.67 K / \$184.49 K	-21	\$357.25 K / \$344.26 K	4	\$501.95 K / \$375.5 K	25
Recreational Vehicle Dealers	\$27.32 K / -	100	\$69.77 K / -	100	\$99.07 K / -	100
Motorcycle, Boat Dealers	\$61.55 K / -	100	\$154.31 K / -	100	\$218.01 K / \$39.37 K	82
Auto Parts, Accessories	\$116.88 K / \$380.38 K	-69	\$287.65 K / \$446.61 K	-36	\$403.81 K / \$540.26 K	-25
Tire Dealers	\$78.29 K / -	100	\$192.7 K / -	100	\$270.52 K / -	100
2023 Population		975		1,926		2,644
2028 Population		979		1,929		2,639
% Population Change 2023-2028		0.5%		0.2%		-0.2%
2023 Adult Population Age 18+		822		1,595		2,189
2023 Population Male		422		851		1,175
2023 Population Female		553		1,075		1,469
2023 Households		425		939		1,295
2023 Median Household Income		39,516		38,354		38,639
2023 Average Household Income		57,050		67,665		69,591

NOTES

