



Clift COMMERCIAL  
REAL ESTATE SERVICES

615 Liberty Street

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## Broker Contact Information

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Susan Clift Brown  
155 West New York Avenue  
Suite 100  
Southern Pines, NC 28387

Tel: 910.695.1909  
Fax: 910.695.7236  
[sales@cliftcommercial.com](mailto:sales@cliftcommercial.com)

[www.cliftcommercial.com](http://www.cliftcommercial.com)



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Name	615 Liberty Street
Location	615 Liberty Street Waynesboro, GA
County	Burke County
Square Feet	± 23,640 SF
Price	\$495,000
Potential Uses	retail, banking, office
PIN	W06136
LRK	NA
tax data	TBD



## PROPERTY DESCRIPTION

Located less than 30 miles from Augusta, Georgia, the famous home of the “Master’s Golf Tournament”, this exceptional “bank-occupied” property is located in Waynesboro, Georgia. The highly utilized three-story building is located in the Waynesboro National Register Historic District. This 23,640 square foot property is hugely viable and visible, located across the street from the Burke County Courthouse. The brick façade with columned entry, three-floor structured asset, includes a street-front public area 7,820 sf +/- a highly usable lower level, and second floor, conducive to several uses. The building is currently leased by a national bank and has ample rear-entrance parking available. This greatly reduced-valuation and strategic location is an excellent investment opportunity.

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# ADDITIONAL PHOTOS



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# WAYNESBORO

## BURKE COUNTY



The City of Waynesboro is the county seat of Burke County, which is one of the eight original counties in Georgia. It was named after General Anthony Wayne whose daring efforts during the Revolutionary War earned him the nickname of "Mad Anthony Wayne." On July 31, 1783, authorized by an act of the Georgia General Assembly, Waynesboro was laid out in a series of one-acre lots.

The city was officially incorporated in 1883 as the City of Waynesborough. The Georgia Field Trials began here in Burke County in 1901 and continue to the present making Waynesboro "The Bird Dog Capital of the World." Today, due to a rich agricultural base and a growing industrial community, the future of Waynesboro is one filled with promise and anticipation.

### Active Main Street Program

In 1980, Georgia was one of six pilot states to begin a statewide program of downtown economic development called Main Street. Waynesboro became a Main Street City in 2008. The Georgia Main Street Program is based on the simple but effective four-point approach originated by the National Trust for Historic Preservation.

Main Street is a comprehensive revitalization process that improves all aspects of a commercial district. It successfully integrates the practical management strategy with the physical improvement of buildings and public spaces, aggressive promotion and image building, and the economic development of the area.



### *Under construction in Waynesboro, Georgia:*

Vogtle Plant: It is the largest job-producing project in the state, currently employing 5,500 people and creating 800 permanent jobs when the plant begins operating. Once complete, the Vogtle site will be the first 4 unit site in the U.S. that will produce enough safe, reliable, affordable electricity to power 1,000,000 Georgia homes and businesses.

### Downtown Development Authority

The mission of the Waynesboro Downtown Development Authority is to promote, to maintain, and to enhance a safe and economically viable central business district by focusing both public and private resources on the fulfillment of downtown's potential to benefit the entire community.

The DDA plans and carries out downtown events designed to highlight the downtown area and to bring citizens into the downtown to shop and to dine, thereby helping to stimulate and enhance the downtown experience.

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# GEORGIA



The largest state in the southeast, Georgia is typical of the changing South with an ever-increasing industrial development. Atlanta, largest city in the state, is the communications and transportation center for the Southeast and the area's chief distributor of goods.

Georgia leads the nation in the production of paper and board, tufted textile products, and processed chicken. Other major manufactured products are transportation equipment, food products, apparel, and chemicals.



Important agricultural products are corn, cotton, tobacco, soybeans, eggs, and peaches. Georgia produces twice as many peanuts as the next leading state. From its vast stands of pine come more than half of the world's resins and turpentine and 74.4 percent of the U.S. supply. Georgia is a leader in the production of marble, kaolin, barite, and bauxite.



Principal tourist attractions in Georgia include the Okefenokee National Wildlife Refuge, Andersonville Prison Park and National Cemetery, Chickamauga and Chattanooga National Military Park, the Little White House at Warm Springs where Pres. Franklin D. Roosevelt died in 1945, Sea Island, the enormous Confederate Memorial at Stone Mountain, Kennesaw Mountain National Battlefield Park, and Cumberland Island National Seashore. In 2005 the world's largest indoor aquarium, the Georgia Aquarium, opened, showcasing more than 100,000 aquatic animals including the only whale sharks in captivity outside of Asia.

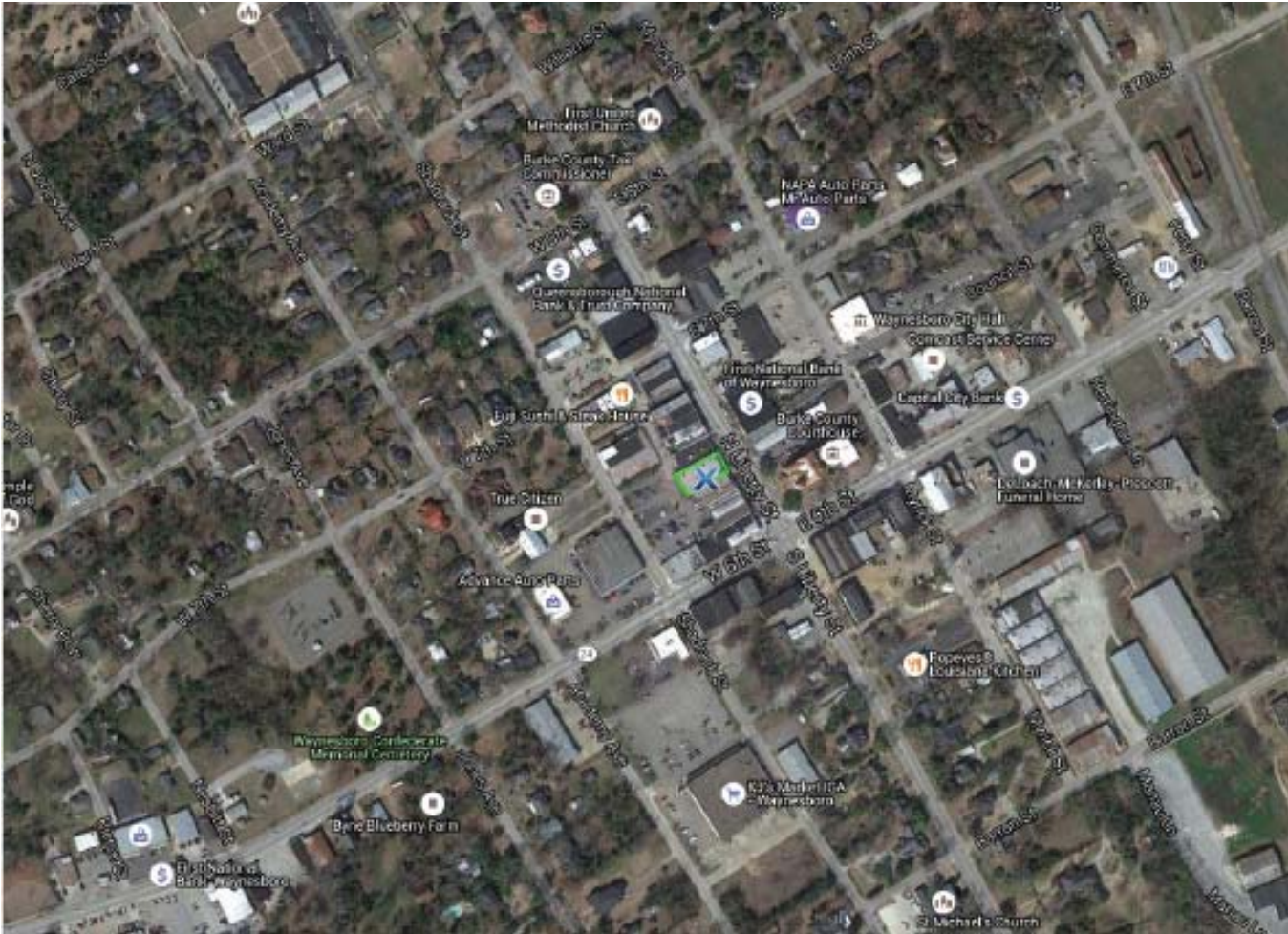
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# AERIAL MAP



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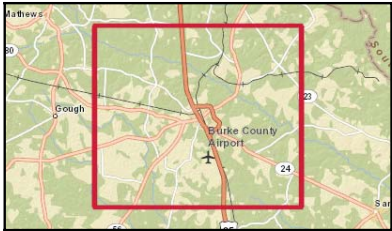
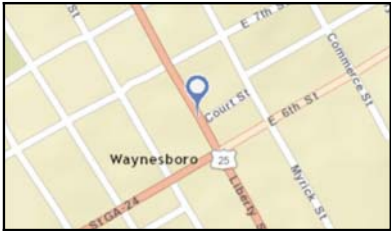
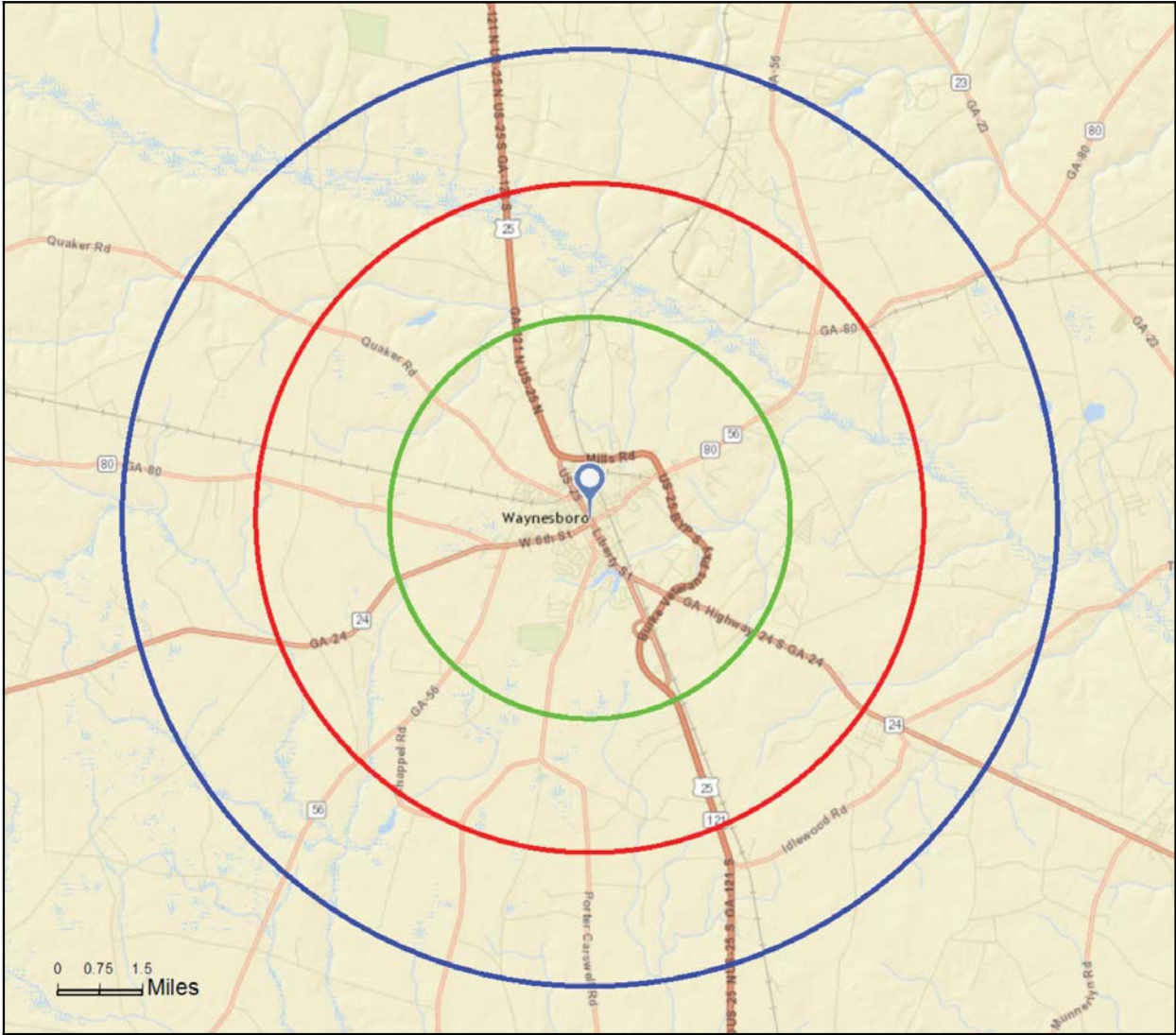


# SITE PLAN

## Site Map

615 Liberty St, Waynesboro, Georgia, 30830  
Rings: 3, 5, 7 mile radii

Prepared by Esri  
Latitude: 33.09055  
Longitude: -82.01624



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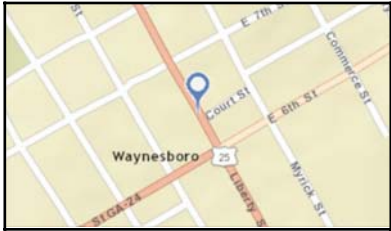
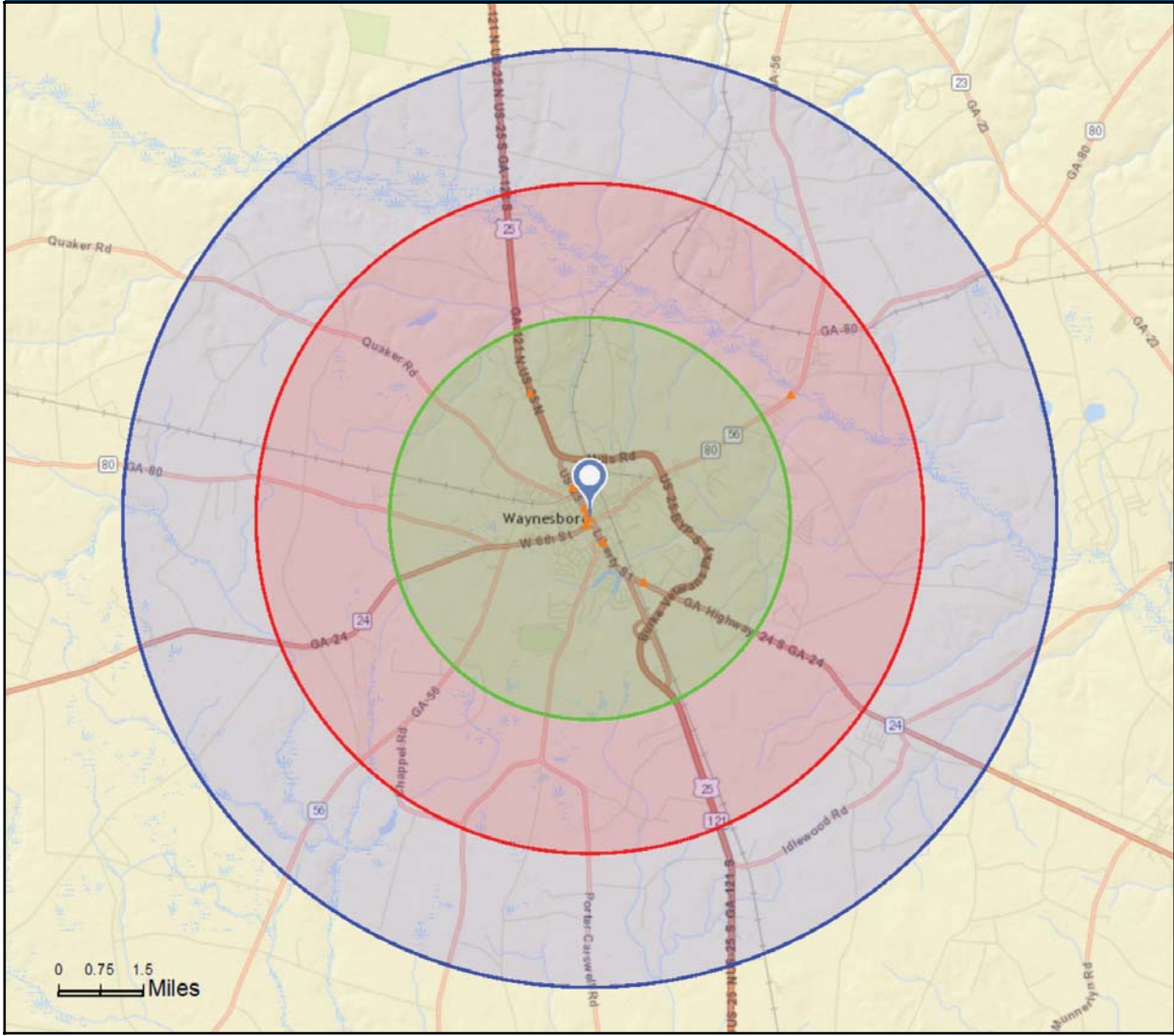


# TRAFFIC COUNT

## Traffic Count Map

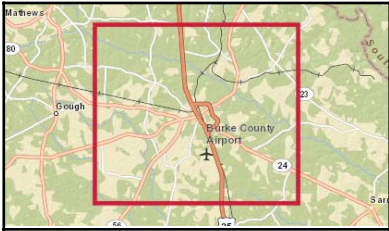
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Source: ©2015 Market Planning Solutions, Inc.

- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



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# EXECUTIVE SUMMARY

## Executive Summary

615 Liberty St, Waynesboro, Georgia, 30830  
Rings: 3, 5, 7 mile radii

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	3 miles	5 miles	7 miles
<b>Population</b>			
2000 Population	7,049	8,790	10,352
2010 Population	7,737	9,697	11,305
2015 Population	7,952	9,902	11,509
2020 Population	8,109	10,061	11,673
2000-2010 Annual Rate	0.94%	0.99%	0.88%
2010-2015 Annual Rate	0.52%	0.40%	0.34%
2015-2020 Annual Rate	0.39%	0.32%	0.28%
2015 Male Population	45.6%	46.0%	46.6%
2015 Female Population	54.4%	54.0%	53.4%
2015 Median Age	31.7	32.2	33.2

In the identified area, the current year population is 11,509. In 2010, the Census count in the area was 11,305. The rate of change since 2010 was 0.34% annually. The five-year projection for the population in the area is 11,673 representing a change of 0.28% annually from 2015 to 2020. Currently, the population is 46.6% male and 53.4% female.

### Median Age

The median age in this area is 31.7, compared to U.S. median age of 37.9.

### Race and Ethnicity

2015 White Alone	35.5%	37.4%	40.2%
2015 Black Alone	61.0%	59.1%	56.2%
2015 American Indian/Alaska Native Alone	0.1%	0.1%	0.1%
2015 Asian Alone	0.6%	0.6%	0.5%
2015 Pacific Islander Alone	0.1%	0.1%	0.1%
2015 Other Race	1.3%	1.3%	1.3%
2015 Two or More Races	1.5%	1.4%	1.5%
2015 Hispanic Origin (Any Race)	2.4%	2.4%	2.5%

Persons of Hispanic origin represent 2.5% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 54.6 in the identified area, compared to 63.0 for the U.S. as a whole.

### Households

2000 Households	2,535	3,158	3,709
2010 Households	2,739	3,457	4,062
2015 Total Households	2,833	3,555	4,166
2020 Total Households	2,892	3,618	4,233
2000-2010 Annual Rate	0.78%	0.91%	0.91%
2010-2015 Annual Rate	0.64%	0.53%	0.48%
2015-2020 Annual Rate	0.41%	0.35%	0.32%
2015 Average Household Size	2.76	2.73	2.72

The household count in this area has changed from 4,062 in 2010 to 4,166 in the current year, a change of 0.48% annually. The five-year projection of households is 4,233, a change of 0.32% annually from the current year total. Average household size is currently 2.72, compared to 2.73 in the year 2010. The number of families in the current year is 2,968 in the specified area.

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<b>Median Household Income</b>			
2015 Median Household Income	\$28,583	\$29,412	\$29,894
2020 Median Household Income	\$31,299	\$32,571	\$33,188
2015-2020 Annual Rate	1.83%	2.06%	2.11%
<b>Average Household Income</b>			
2015 Average Household Income	\$41,474	\$42,630	\$43,387
2020 Average Household Income	\$46,548	\$47,931	\$48,935
2015-2020 Annual Rate	2.34%	2.37%	2.44%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$15,109	\$15,520	\$15,913
2020 Per Capita Income	\$16,955	\$17,461	\$17,965
2015-2020 Annual Rate	2.33%	2.38%	2.46%

### Households by Income

Current median household income is \$29,894 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$33,188 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$43,387 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$48,935 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$15,913 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$17,965 in five years, compared to \$32,501 for all U.S. households

### Housing

2000 Total Housing Units	2,787	3,470	4,070
2000 Owner Occupied Housing Units	1,566	2,028	2,492
2000 Renter Occupied Housing Units	969	1,130	1,217
2000 Vacant Housing Units	252	312	361
2010 Total Housing Units	3,026	3,834	4,533
2010 Owner Occupied Housing Units	1,516	2,005	2,477
2010 Renter Occupied Housing Units	1,223	1,452	1,585
2010 Vacant Housing Units	287	377	471
2015 Total Housing Units	3,132	3,950	4,658
2015 Owner Occupied Housing Units	1,451	1,916	2,370
2015 Renter Occupied Housing Units	1,382	1,639	1,796
2015 Vacant Housing Units	299	395	492
2020 Total Housing Units	3,204	4,028	4,743
2020 Owner Occupied Housing Units	1,485	1,953	2,410
2020 Renter Occupied Housing Units	1,407	1,664	1,823
2020 Vacant Housing Units	312	410	510

Currently, 50.9% of the 4,658 housing units in the area are owner occupied; 38.6%, renter occupied; and 10.6% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 4,533 housing units in the area - 54.6% owner occupied, 35.0% renter occupied, and 10.4% vacant. The annual rate of change in housing units since 2010 is 1.22%. Median home value in the area is \$100,790, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 5.58% annually to \$132,258.

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