

**Former Bank Building
211 North Main Street
Swainsboro, GA 30401**



- Building Size:** 10,587 SF Total
7,137 SF - 1st Floor
3,450 SF - 2nd Floor
- Lot Size:** 1.52 AC (see plat, Tract 1 is additional required parking)
- Frontage:** 400'± on N Main Street
- Utilities:** All available
- Taxes:** \$12,558.27 (2022 est.)
- Zoning:** C-8 (General Commercial)
- Year Built:** 1973 - Remodeled in 1994
- Parking:** 53 Paved Spaces
- Traffic Count:** 8,910 VPD
- Notes:** Building has a four lane drive thru. Furnishings can be negotiated. Ideal for general professional office, attorney, or medical. Brick construction.
- Neighbors:** Swainsboro City Police Department, City Hall of Swainsboro, Swainsboro Fire Department, Emanuel County Board of Education, East Georgia Healthcare Center, and many other offices and retail.
- Restrictions:** This building is restricted from bank use.

SALE PRICE: \$1,450,000

**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
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577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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FLOORPLAN BREAKDOWN

Level One:

- 2 Vaults (Main Bank Vault and Document Vault)
- 11 Offices (8 in loan department, 2 in lobby area, 1 in back area)
- Loan filing/work room
- Large Work Area
- Conference Room
- Break Room
- Lobby/ Waiting Area
- Reception
- 6 Teller Stations
- 2 Restrooms (1 in loan department and 1 in back area)
- Elevator



Level Two:

- 2 Restrooms
- 1 Executive Office with Conference Area
- 3 Offices
- Bullpen Cubical Area
- Mechanical Room
- Computer Room



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PHOTOS



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PLAT

eFiled and eRecorded
DATE: 10/23/2022
TIME: 7:38 AM
PLAT BOOK: 24
PAGE: 132 - 132
FILING FEES: \$10.00
PART ID: 6779468066
RECORDED BY: DH
Kristin Hall
Emanuel County, GA

FOR CLERK OF SUPERIOR COURT

FLOOD NOTE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEPICTION ONLY, NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA, AS PER INSURANCE RATE MAP NUMBER (50103-0300) WITH AN EFFECTIVE DATE OF DEC. 17, 2010. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

LEGEND

- IPS 30" IN 120" (2" BELOW HIGH LEVEL) OR CORNER MONUMENT SET
- 6" IN 120" CORNER MONUMENT FOUND
- RW RIGHT-OF-WAY
- LL LAND LOT
- NW-NOR OR PORTERLY
- PB PLAT BOOK
- DB DEED BOOK
- PAGE PAGE
- RB REBAR
- CONC. CONCRETE
- FH FIRE HYDRANT
- POB POINT OF BEGINNING
- MAG. NAIL MAGNETIC NAIL
- COMPUTED POINT
- CENTERLINE OF ROAD
- OVERHEAD UTILITY LINE
- PREVIOUS DIVISION/PLAT LINE

GENERAL NOTES

- EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS (OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY OR EASEMENTS THAT CAN BE ESTABLISHED FROM A COMPLETE AND ACCURATE TITLE REPORT), BUILDING SETBACKS, RESTRICTIVE COVENANTS, ZONING CONDITIONS OR OTHER LAND USE REGULATIONS.
- EXCEPT AS MAY BE EXPRESSLY INDICATED ON THIS PLAT, LOCATIONS OF ENVIRONMENTAL, GEOLOGIC, AND UNDERGROUND FEATURES AND CONDITIONS, NATURAL AND OTHERWISE, AS THEY MAY RELATE TO SURVEY AND SETBACKS IS BEYOND THE SCOPE OF THIS PLAT.
- SURVEY IS VALID ONLY IF FRONT HAS ORIGINAL SIGNATURE OF SURVEYORS.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
- SURVEY REFERENCES: PB 20 P156F, PB 15 P6 54D, PB 12 P6 54L, DD 54 P6 40B, DD 24 P6 15L, DD DF P6 30B, PB 4 P6 14K.
- RIGHT-OF-WAY FOR EAST CHURCH STREET ESTABLISHED AT 50' (25' FROM NEAR CENTERLINE) BASED ON PREVIOUS SURVEYS AND FOUND MONUMENTS. ANY ADDITIONAL RIGHT-OF-WAY CLAIMED SHOULD BE EXCLUDED FROM THIS SURVEY.
- RIGHT-OF-WAY FOR NORTH MAIN STREET (U.S. HWY 1) IS, WHY IT ESTABLISHED AT 60' BASED ON PREVIOUS SURVEYS AND FOUND MONUMENTS. ANY ADDITIONAL RIGHT-OF-WAY CLAIMED SHOULD BE EXCLUDED FROM THIS SURVEY.

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 600-49-01, THE TERM CERTIFICATION AS LINED IN BOARD RULE 600-49-02) AND (B) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT (BASED ON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 75-6-6.1.

By: *Randy Davis* 10/20/2022
JOHN RANDALL DAVIS GA PLS #3448 DATE

GRAPHIC SCALE 1"=40'

IT IS MY OPINION THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATED, HAS BEEN PREPARED TO MEET MINIMUM STANDARDS AND REQUIREMENTS OF LAW AND HAS BEEN CORRECTED FOR GLOUCESTER AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FT.

THIS SURVEY AND THE MEASUREMENTS SHOWN HEREON WERE OBTAINED ENTIRELY BY USING AN 800PS 2021 (CHINA) DUAL FREQUENCY BASE AND ROVER RTK SYSTEM AND HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95% CONFIDENCE LEVEL.

JOB #	2022180	REV.	DATE	DESCRIPTION
BOUNDARY RETRACEMENT SURVEY FOR: ROBINS FINANCIAL CREDIT UNION				
EMANUEL COUNTY				
599D 6th DISTRICT				
DATE OF FIELD WORK:		DATE OF SURVEY PLAT:		CITY:
10/01/2022		10/20/2022		SWAINSBORO
SCALE: 1" = 40'				
DRAWN BY: JRD				

TERRA SERVICES COMPANY, LLC
Randy Davis
Georgia Registered Professional Land Surveyor # 3448
Randy@tsservices.com
313-466-4036

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AERIAL



2023 Demographics			
	3 mile	5 mile	10 mile
Population	9,890	11,158	15,162
Median Age	35.5	35.6	36.0
Avg. HHI	\$65,919	\$67,978	\$68,133

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