



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

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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



















FOR MORE INFORMATION CONTACT

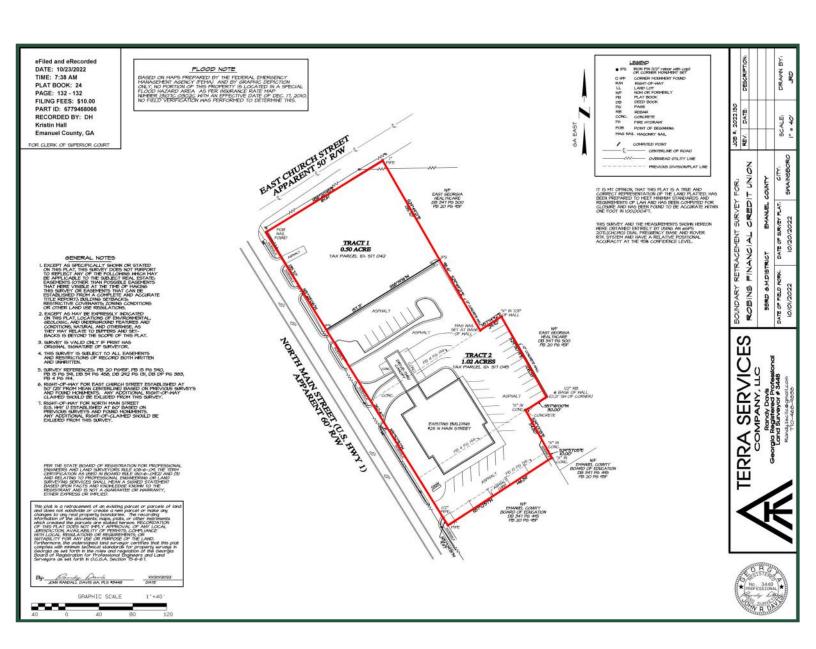
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PLAT



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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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