

# SECOND GENERATION RESTAURANT SPACE

6110 Oak Street  
Eastman, GA 31023



Summary

Area Info

Photos

Aerial

Site Map



## CONTACT

**Patty Burns, CCIM, ALC**  
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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 6110 Oak Street  
Eastman, GA 31023

**County:** Dodge

**Building Size:** 1,862 SF

**Year Built:** 2022

**Taxes:** \$7,150.32 (2024 est.)

**Frontage:** 240' - Oak Street  
240' - Main Street

**Utilities:** All Available

**Parking:** 23 spaces, including 2 handicap spaces

**Traffic Count:** Oak Street - 8,700 VPD

### SITE

**Site Size:** 2.71 Acres

**Parcel ID:** E17 027

**Zoning:** B-1

**LEASE PRICE:**  
**Contact Agent for Details**

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	2,186	8,269	10,537
Avg HH Income	\$68,058	\$68,484	\$69,235
Median Age	40.3	41.4	41.6

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Building is a 1,862 SF former Popeyes Louisiana Chicken. Built in 2022, this location has a double drive through with digital menu boards, drive through window, interior dining area with table and booth style seating options, soda fountain, fully equipped kitchen, and walk-in cooler.

Neighbors in the area include Dodge County Middle & High Schools, Dollar General, Shark's Fish & Chicken Chicago Style, Captain D's, Farmer's Home Furniture, World Finance, Chas Mar Home & Garden, Harvey's, Cricket, Zaxby's, Badcock & More, and many other retail and restaurant establishments.



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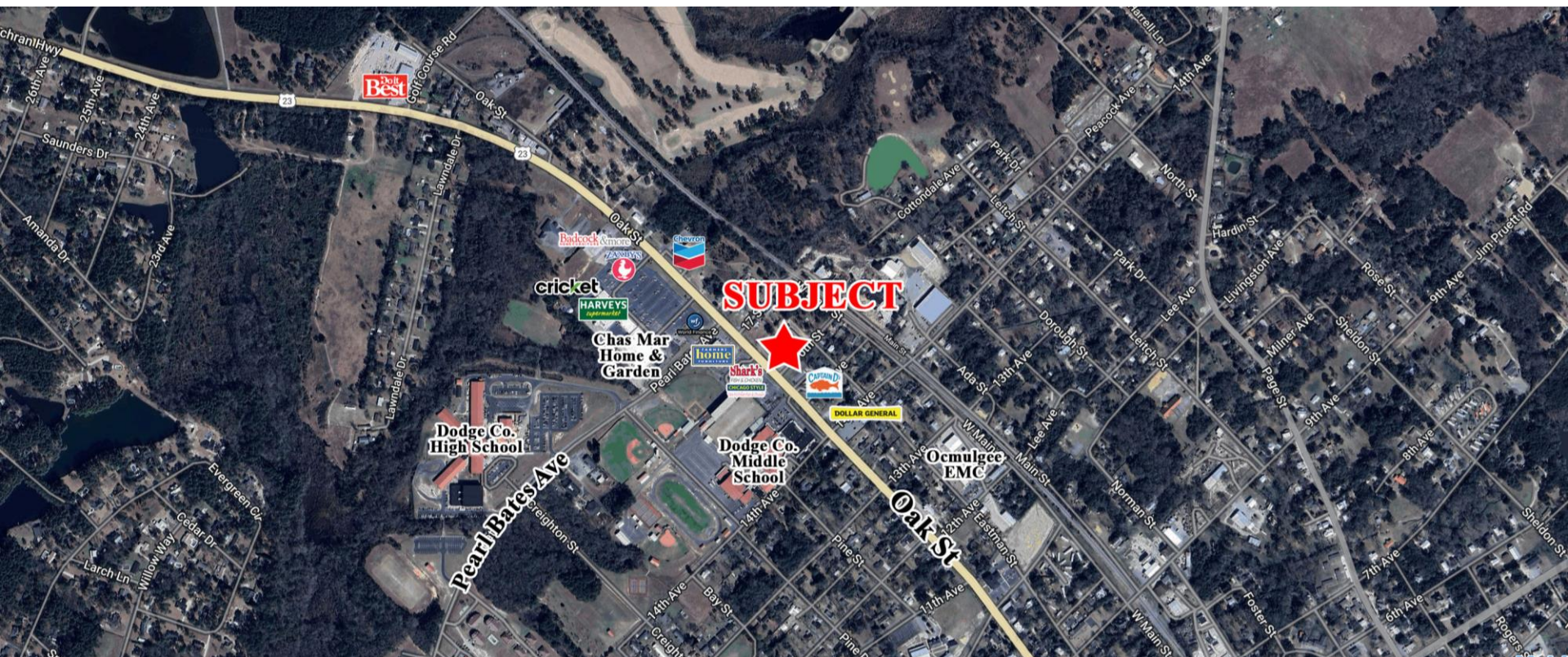
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## AERIAL



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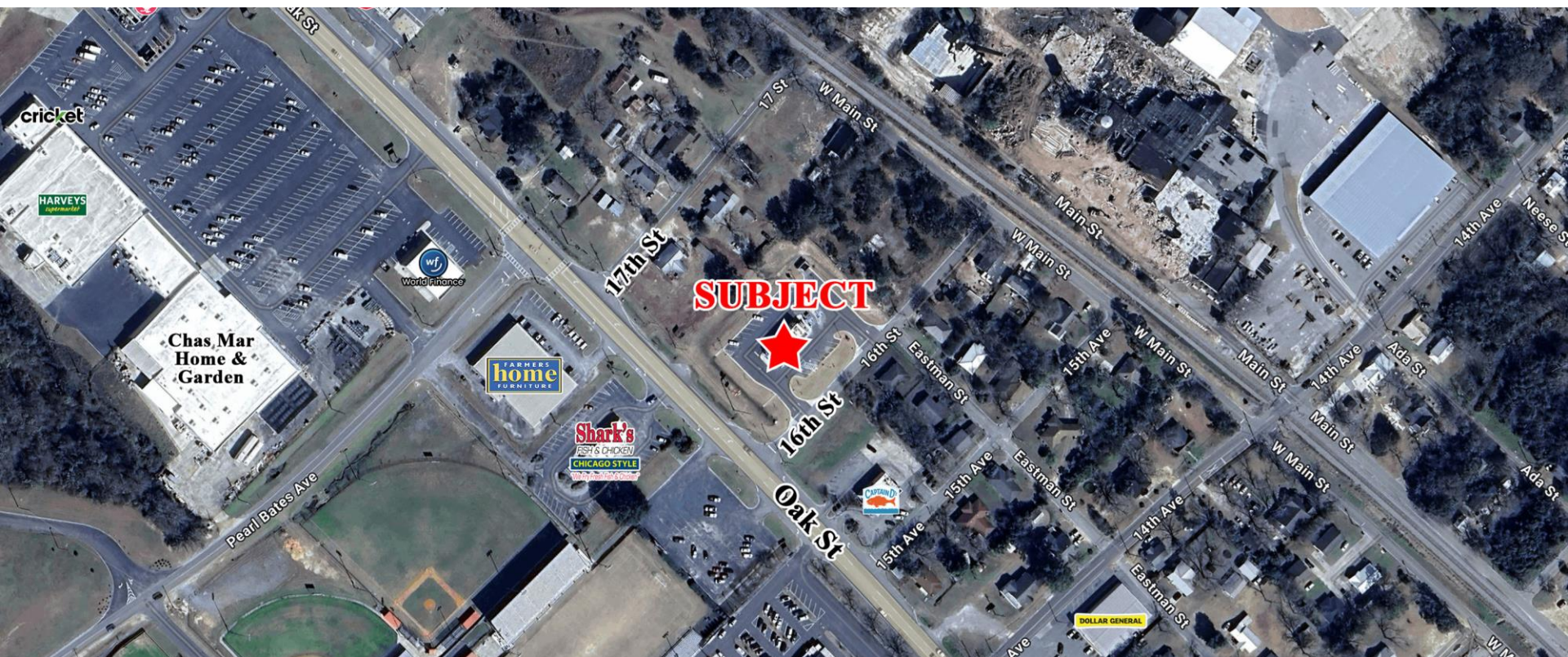
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## SITE MAP



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