

**FOR SALE OR LEASE**

**Former Huddle House & Tractor Trailer Parking Lot (Rear)  
100 Highway 243 (FALL LINE FREEWAY)  
Ivey, GA 31031**



Summary

Area Info

Photos

Aerial

Site Map



**CONTACT**

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**PROPERTY INFORMATION**

**BUILDING**

**Property Address:** 100 Highway 243  
 Ivey, GA 31031

**County:** Wilkinson

**Available:** 2,064 SF

**Rear Parking:** Leveled and graveled

**Traffic Count:** Highway 243 – 7,589  
 Milledgeville Road – 973

**Frontage:** 243’ on Highway 243

**SITE**

**Site Size:** 2± Acres


**Parcel ID:** 046 012A

**Former Restaurant: \$2,000/Month**  
**Truck Parking Lot: \$1,600/Month**  
**Owner will consider selling: \$325,000**

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	355	3,176	4,315
Avg HH Income	\$52,847	\$61,500	\$63,535
Median Age	39.5	40.0	40.4

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## NOTES

2,064 SF former Huddle House location available for lease, owner will consider selling as well.

The additional leveled and graveled land lot is also available for lease. Ideal location for trucking parking. Property is secured and has a shared driveway.

## LOCATION

Conveniently located in the industrial area of the Fall Line Freeway. The Fall Line Freeway (State Route 540) is a 215-mile-long highway from Columbus, GA to Augusta GA. Also known as the "Middle Georgia Corridor." Site is just minutes away from both Gordon, GA and Ivey, GA.

## NEARBY BUSINESSES

Nearby businesses include International Paper, Zschimmer and Schwarz, Inc., Sellers Construction, Active Minerals, Industrial Steel and Machinery, ISP Alliance, and industrial businesses.



Lot being used for truck/trailer parking

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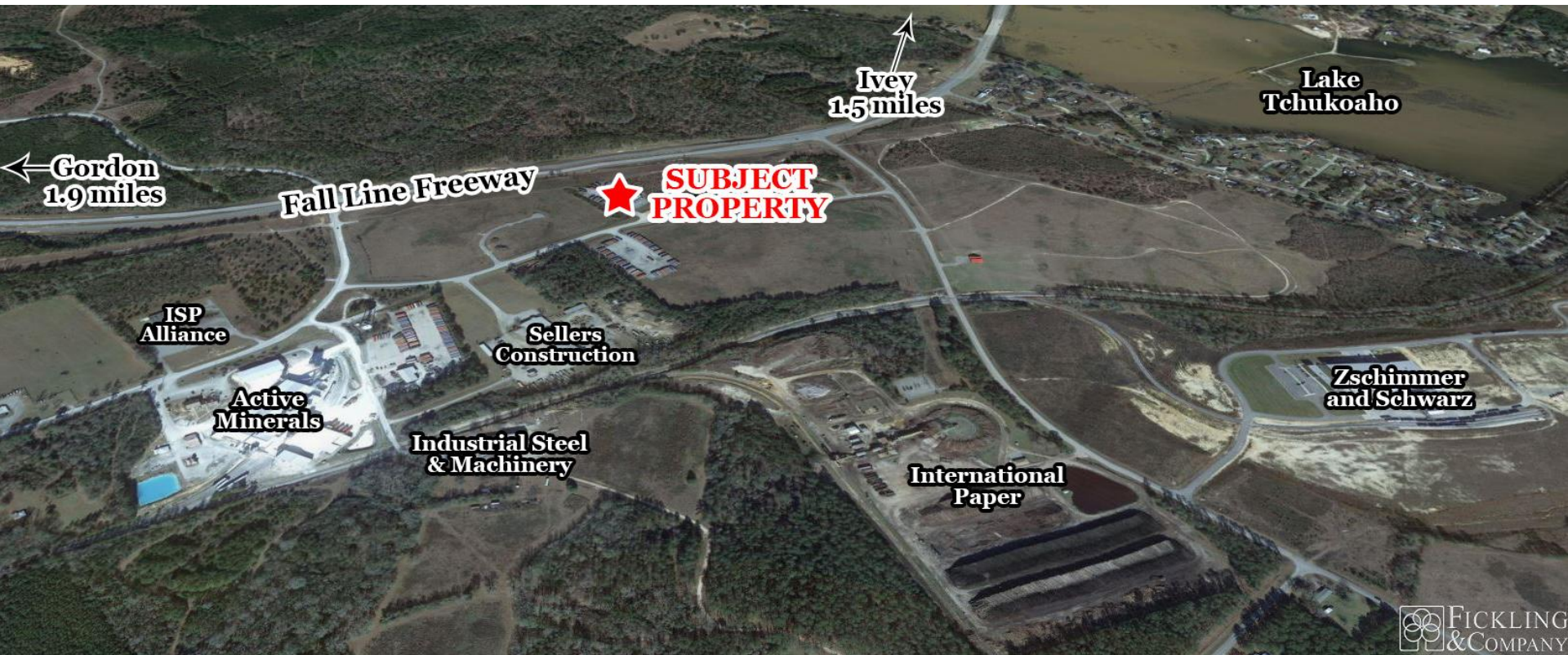
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## AERIAL



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