

# MEDICAL OFFICE FOR SALE

123 Sparta Highway  
Eatonton, GA 31024



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



## CONTACT

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## PROPERTY INFORMATION

### BUILDING

<b>Property Address:</b>	123 Sparta Highway Eatonton, GA 31024
<b>County:</b>	Putnam
<b>Total Size:</b>	6,115 SF Main Floor: 5,540 SF Basement: 575 SF
<b>Utilities:</b>	All available
<b>Parking:</b>	Paved, onsite
<b>Traffic Count:</b>	Sparta Highway – 9,080 VPD

### SITE

<b>Site Size:</b>	1 Acre
<b>Parcel ID:</b>	063 012
<b>Zoning:</b>	C-2 City Commercial

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	1,673	5,325	6,953
Avg HH Income	\$70,921	\$81,585	\$81,248
Median Age	37.1	36.7	37.5

**REDUCED PRICE: \$649,000.00**

~~**SALE PRICE: \$949,000.00**~~

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## AREA INFORMATION

### BUILDING

This 6,115 SF medical building is now available for sale! Excellent visibility with monument signage on Sparta Highway. Property main floor has 5,540 SF, and has reception areas, waiting area, eight (8) offices, seven (7) exam rooms, nine (9) restrooms, two (2) utility rooms, break room, storage room, and closet. The basement area has 575 SF of space. Ideal for use as medical office, professional office, and any other business use.

### LOCATION

Situated on Sparta Highway, approximately 1 mile from Downtown Eatonton. Nearby businesses include the Putnam General Hospital, Eatonton Health & Rehabilitation, Putnam Pediatrics, Central GA Kidney Specialist, Young-Jones Dental Center, Eatonton Pediatrics, and Putnam County Middle School.

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# FICKLING & COMPANY

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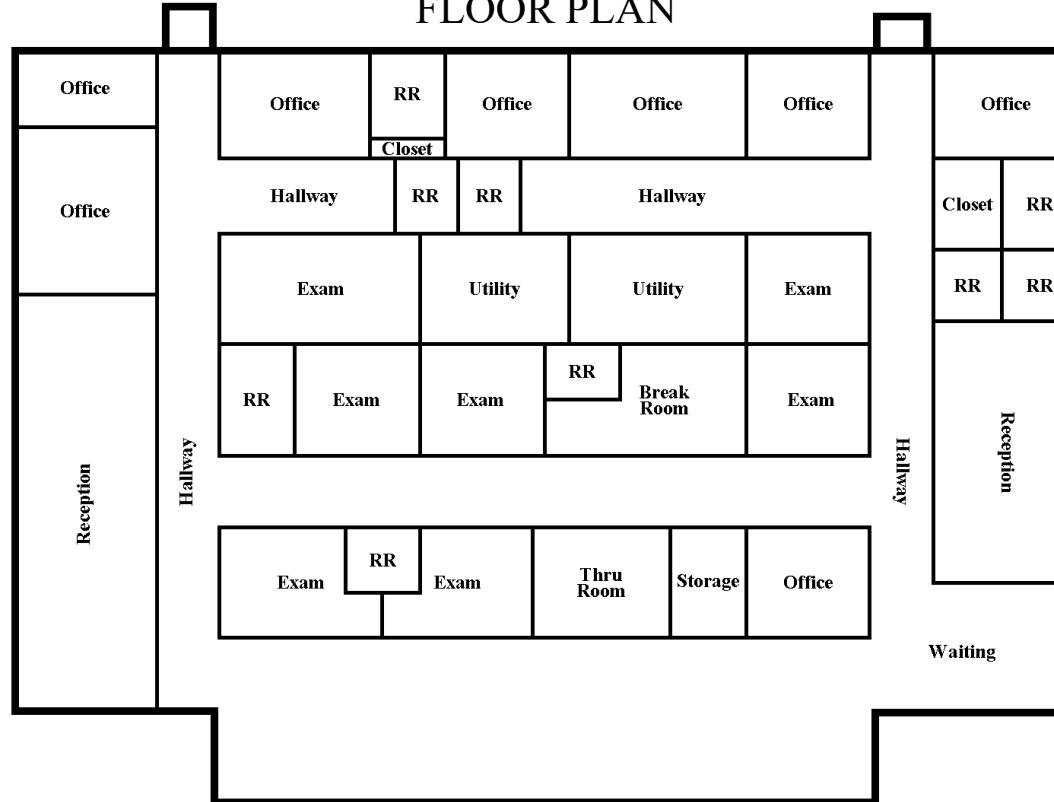
## Photos

## Floor Plans

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## FLOOR PLAN



\*All measurements and all calculations of area are approximate and not guaranteed.

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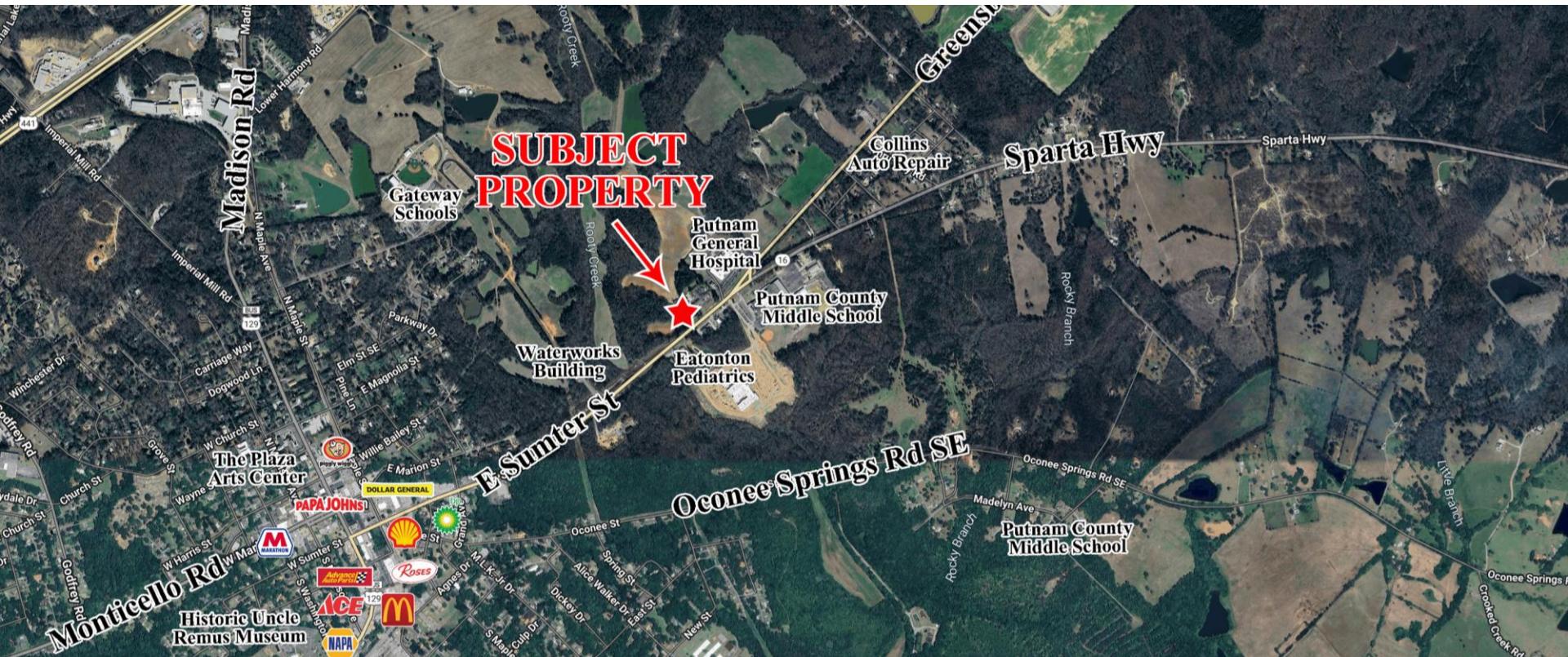
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### AERIAL



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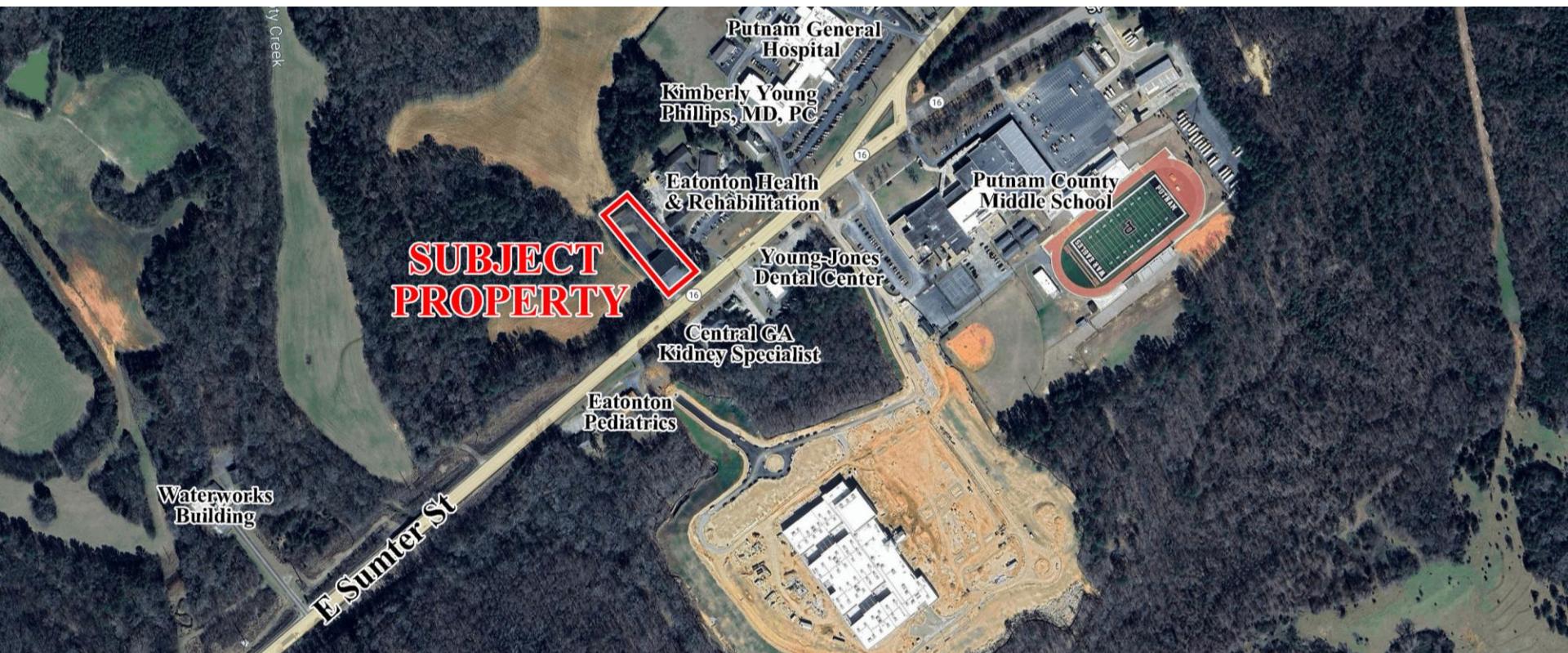
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## SITE MAP



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