

MEDICAL OFFICE FOR LEASE
123 Sparta Highway
Eatonton, GA 31024



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



**MOVE IN Special Offered
LEASE PRICE: \$12.00/SF NNN (est. \$2.01/SF)**

CONTACT

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PROPERTY INFORMATION

BUILDING

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

SITE

Site Size:	1 Acre
Parcel ID:	063 012
Zoning:	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

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AREA INFORMATION

BUILDING

This 6,115 SF medical building is now available for lease! Excellent visibility with monument signage on Sparta Highway. Property main floor has 5,540 SF available, 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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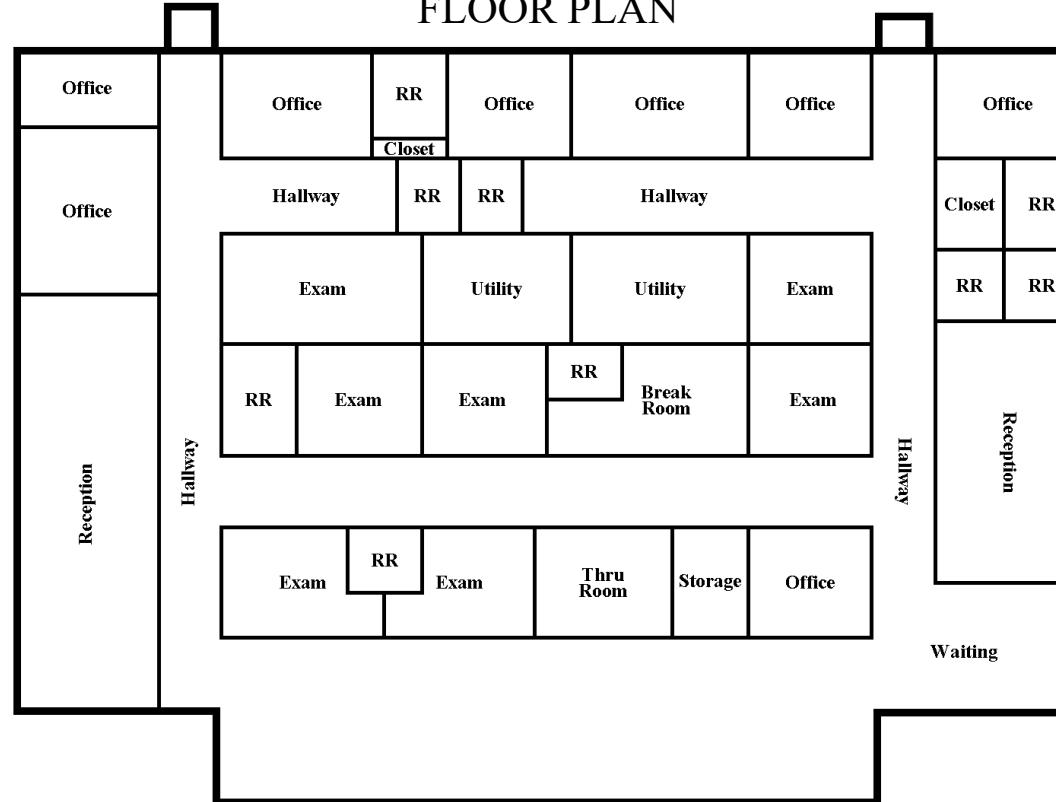
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FLOOR PLAN



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

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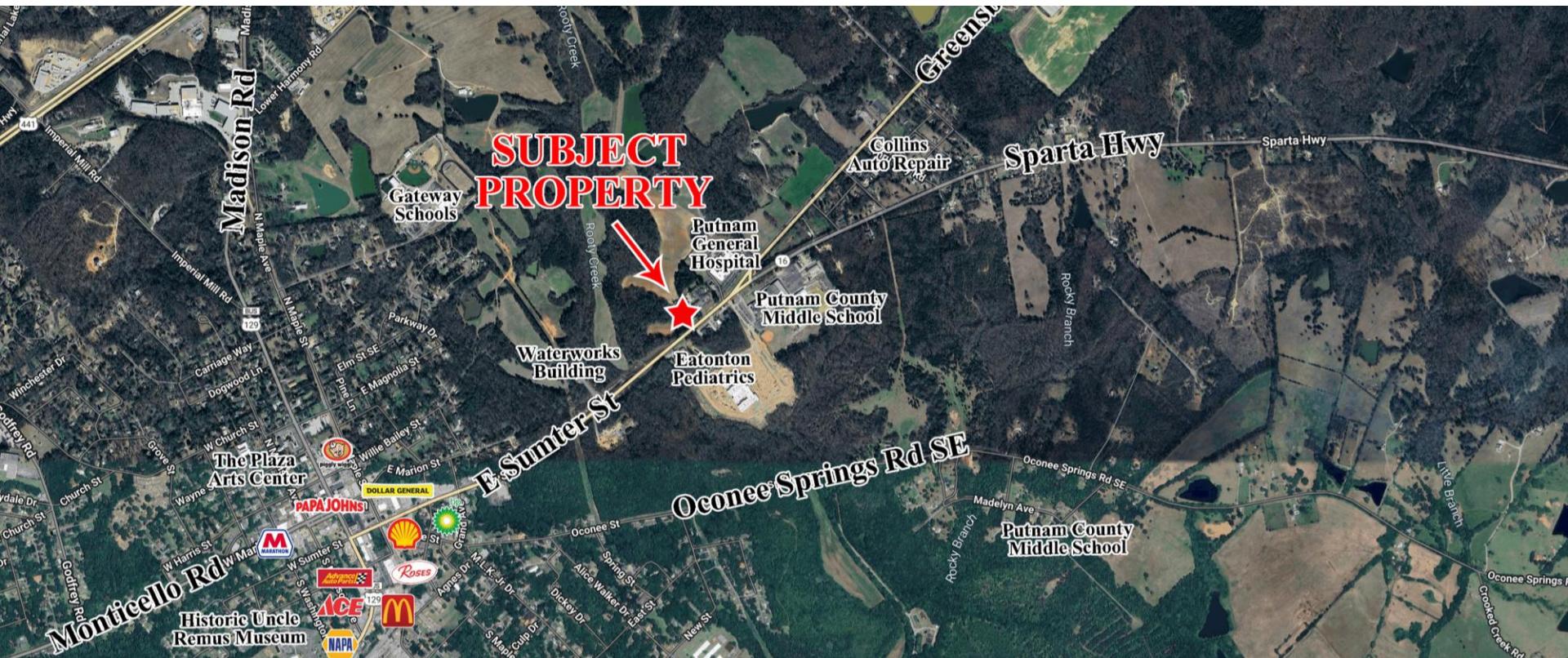
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AERIAL



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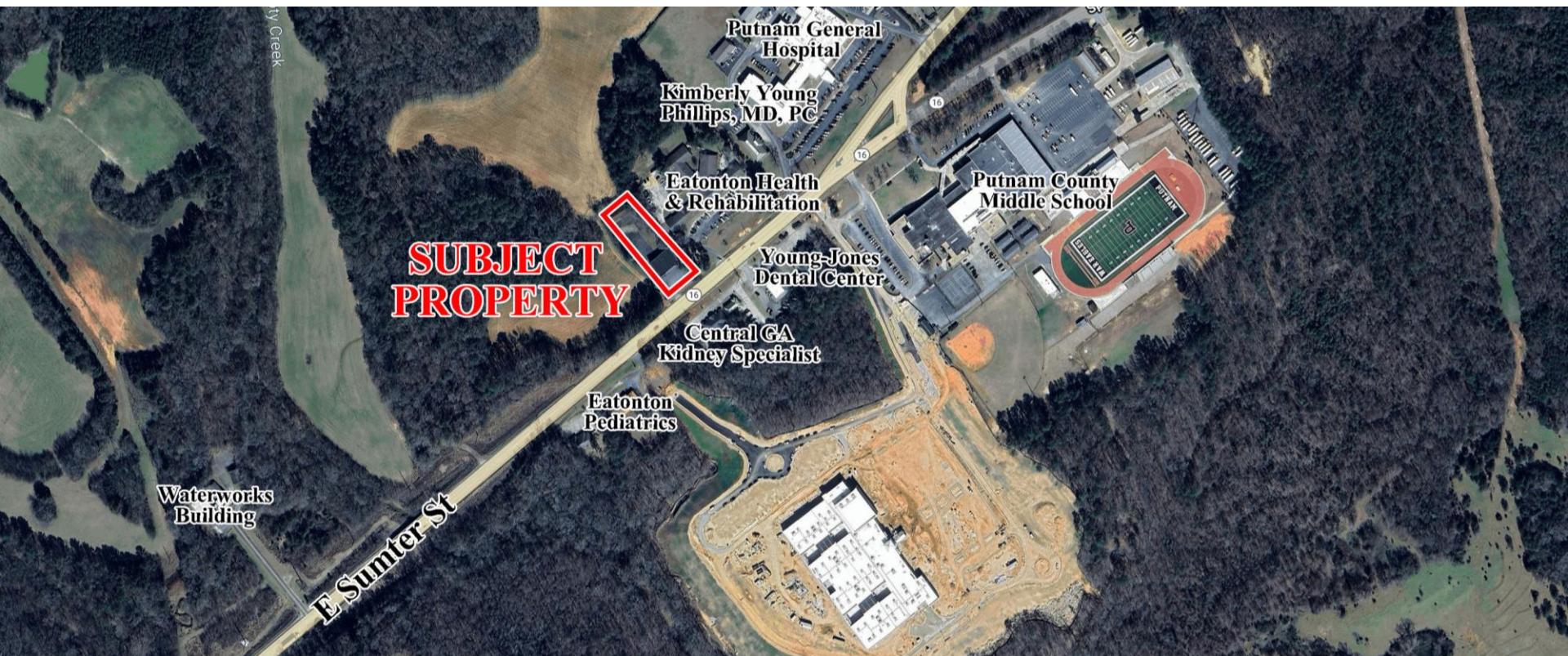
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SITE MAP



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