



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

**CONTACT**

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577 Mulberry St, Suite 1100  
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Summary

Area Info

Photos

Floor Plans

Aerial

Site Map

## PROPERTY INFORMATION

### BUILDING

<b>Property Address:</b>	121 Sparta Highway Eatonton, GA 31024
<b>County:</b>	Putnam
<b>Total Size:</b>	±2,560 SF
<b>Year Built:</b>	1996
<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

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# MEDICAL OFFICE FOR LEASE

## 121 Sparta Highway

### Eatonton, GA 31024

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## AREA INFORMATION

### BUILDING

This 2,560 SF medical building is now available for lease! Excellent visibility with monument signage on Sparta Highway. Located directly behind 123 Sparta Highway. With multiple offices, two (2) rest rooms, and kitchen, this building is 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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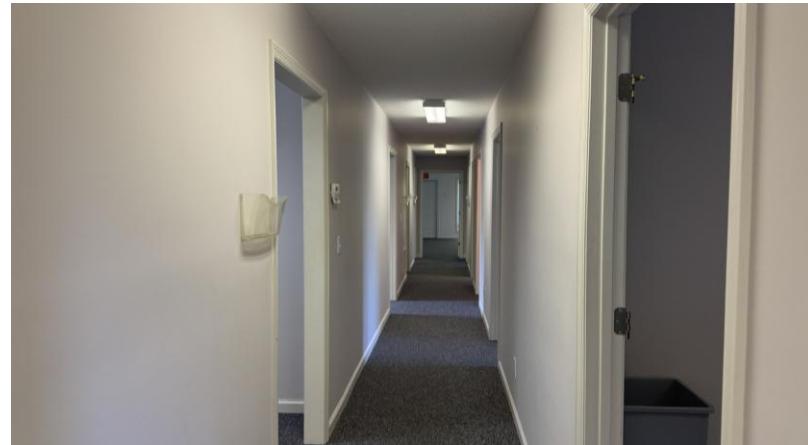


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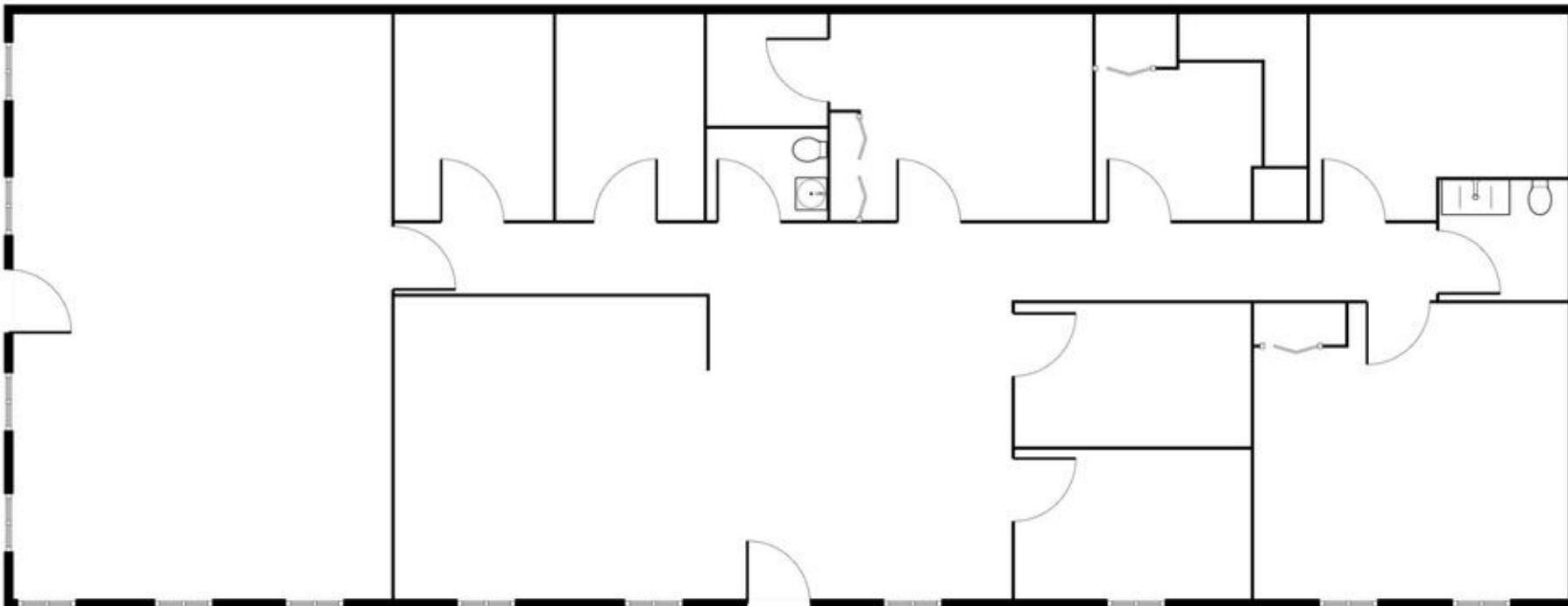
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### FLOOR PLAN



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

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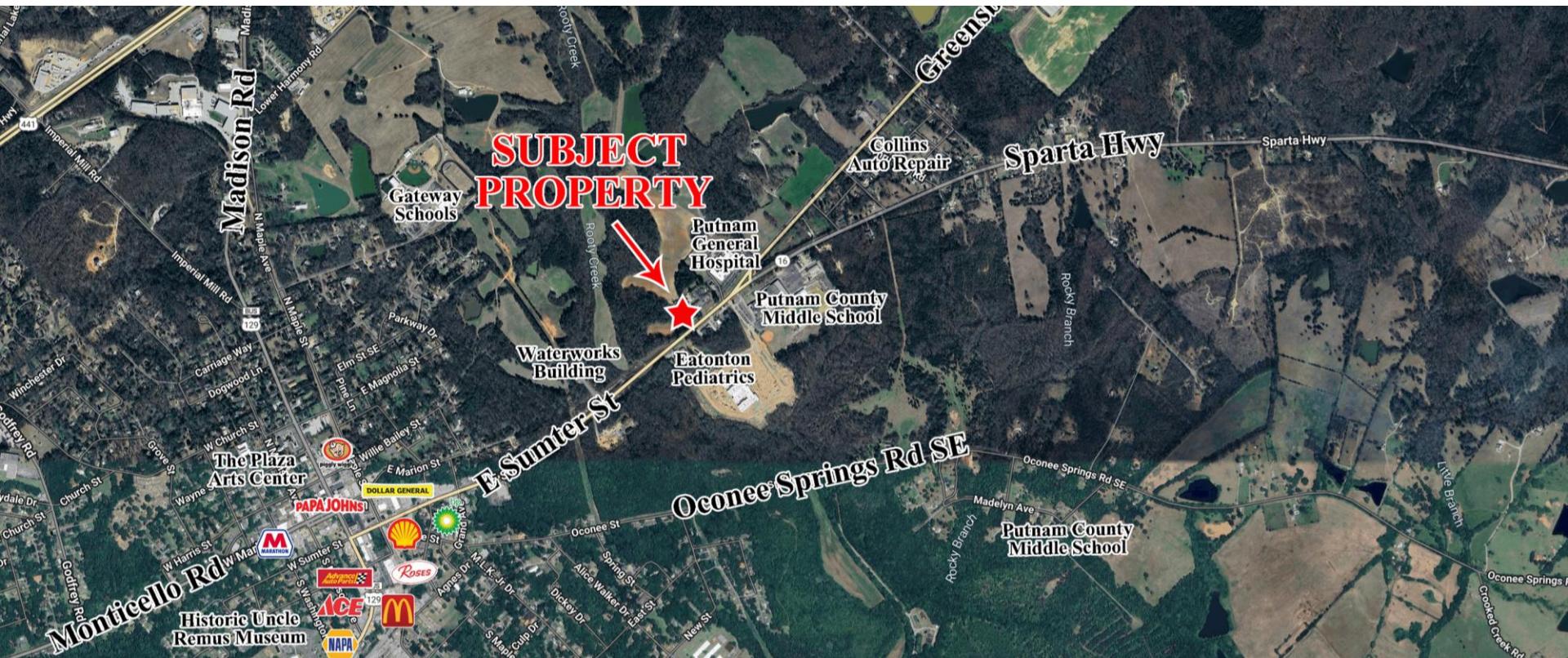
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## AERIAL



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## SITE MAP



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