FOR SALE – Office/Retail Building
1078 McRae Highway (Highway 341)
Eastman, GA 31023

FICKLING & COMPANY

REDUCED!

Bonus Paid To Selling Agent For Quick Close!

REDUCED PRICE: $275,000.00

~~Sale Price: $450,000.00~~

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 1078 McRae Highway (Hwy 341)
Eastman, GA 31023

County: Dodge

Total Size: 4,872 SF (includes 2 additions)

Year Built: 1999

Utilities: All Available

Parking: Ample

Traffic Count: McRae Highway - 5,149 VPD

Frontage: 176' ft on McRae Highway
138' ft on Morgan Creek Drive

SITE

Site Size: Two Parcels – 0.62 AC & 1.27 AC
Total: 1.89 AC

Parcel ID: 049 006A

Zoning: C-4

Taxes: $3,622.56 (CITY)

REDUCED PRICE: $275,000.00

~~**Sale Price: $450,000.00**~~

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	387	6,976	9,360
Avg HH Income	$43,632	$76,264	$73,665
Median Age	43.4	41.9	41.8

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NOTES

Property is ideal for multiple different uses such as a gym, fitness center, car dealership, daycare, training center, professional/medical office, retail, or restaurant. Owner may consider a long-term lease for a qualified tenant.

Floorplan is mainly wide open, has two restrooms, kitchen, and storage space. Situated on 1.89 acres, land is divided into two tracts. Building sits on 0.62 acres and rear portion is 1.27 acres. Rear lot has access to both Morgan Creek Drive and McRae Highway (Hwy 341). Signage is available and property has great visibility on McRae Highway (Hwy 341).

LOCATION

Located on McRae Highway (Hwy 341). Property is 2 miles from Dodge County Hospital and 5 miles from Middle Georgia State University. Other surrounding neighbors include Board of Education, The new South Dodge Elementary School, Wayne's Law Care Equipment, and Mondi Bags USA Eastman.

POTENTIAL USES

- Car Dealership
- Gym/Fitness Center
- Daycare
- Training Center
- Professional/Medical Office
- Cellphone Store
- Salon
- Good location for a family style restaurant
- Yoga/Fitness
- Outfitter store/various retail
- Outdoor Equipment store
- Automotive, tractor, farming equipment store
- Thrift store (retail)
- Country store
- Gift store
- Bakery shop with small restaurant

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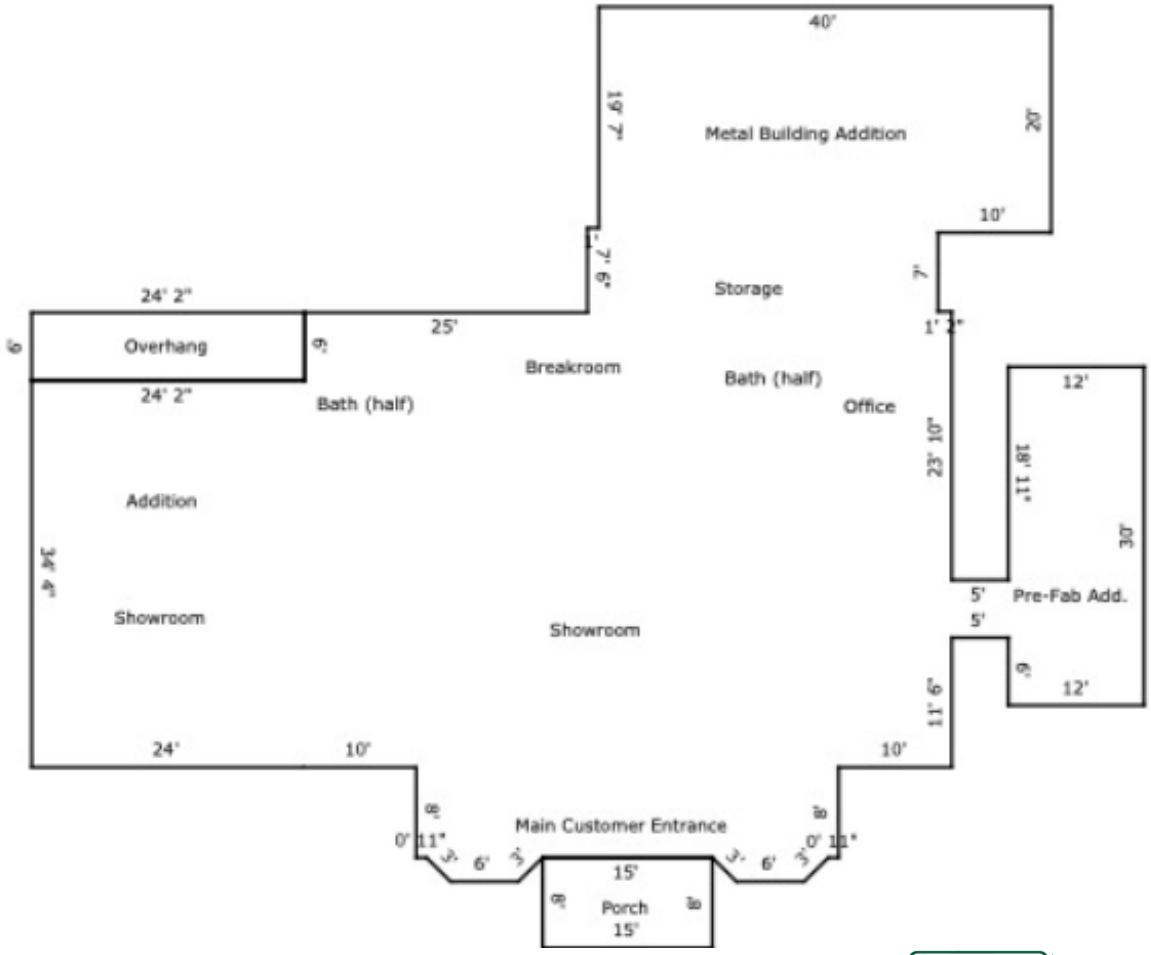

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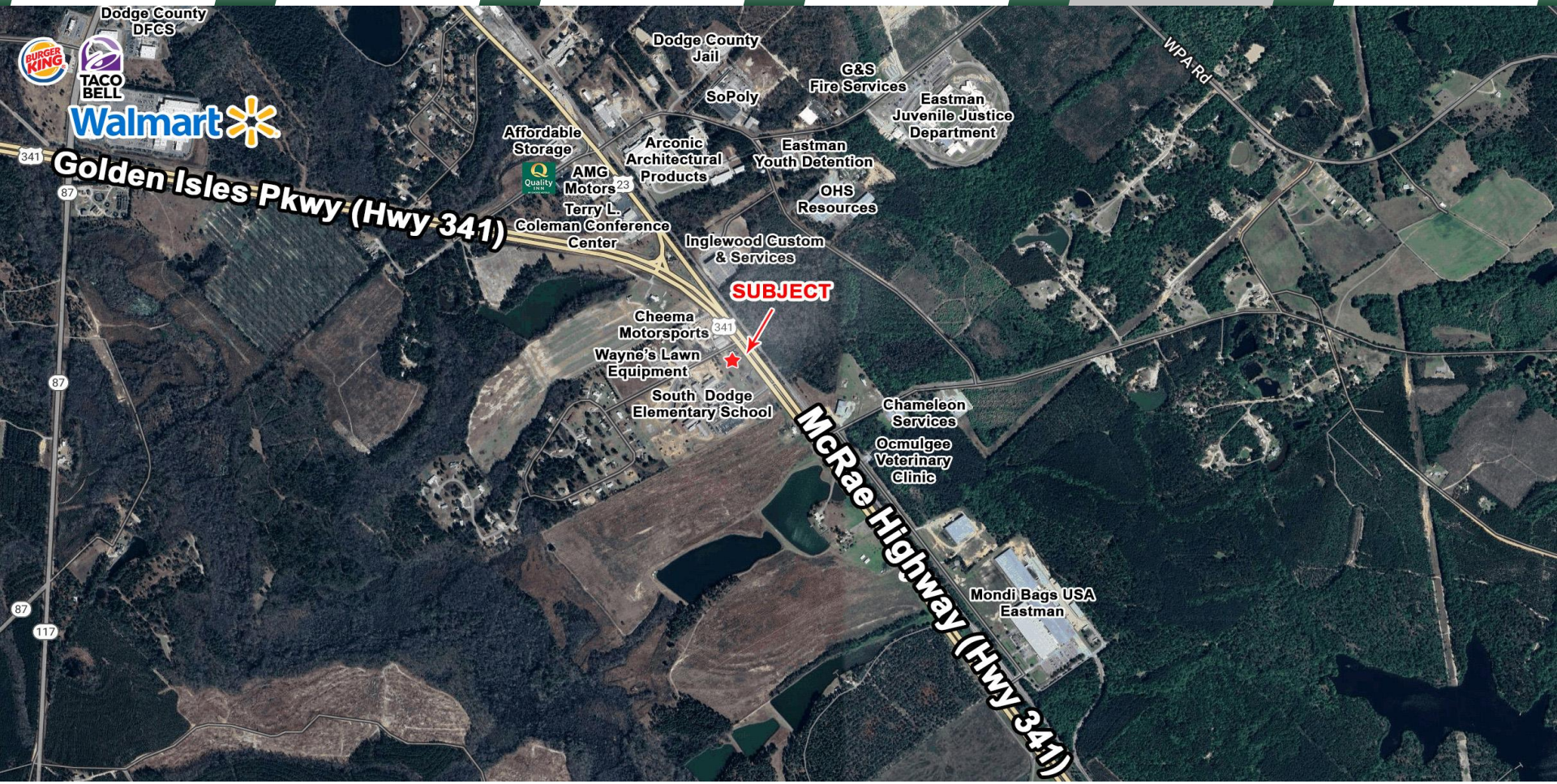
Summary | Area Info | Photos | Floor Plans | Aerial | Site Map



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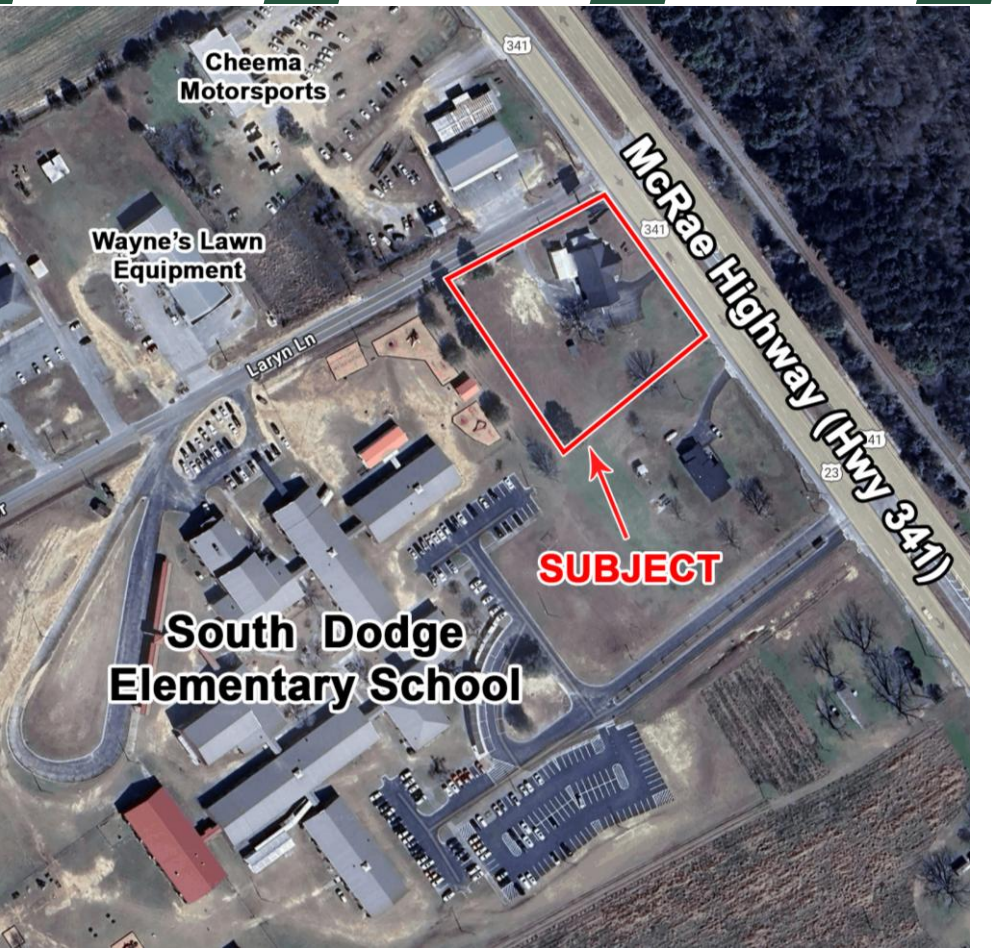

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