

Former Swampland Music Hall & Restaurant

140 Montgomery Street
Toomsboro, GA 31090



Summary

Area Info

Aerial



REDUCED PRICE: \$205,000.00

CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

Chris Thomas
478-454-0077 Office
478-456-8725 Cell
cthomas_82@yahoo.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

PROPERTY INFORMATION

BUILDING

Property Address: 140 Montgomery Street
Toomsboro, GA 31090

County: Wilkinson

Year Built: 1930, renovated 1990

Taxes: \$2,850 (2024 est.)

Total Size: Swampland Opera: 7,964 SF
Restaurant: 4,980 SF

Utilities: Water & Septic

Parking: On-site

Traffic Count: Irwinton Road - 1,280 VPD
Main Street - 1,740 VPD

SITE

Site Size: 0.44 Acres

Parcel ID: T03 074

REDUCED PRICE: \$205,000.00

~~SALE PRICE: \$305,000.00~~

Demographics 2024	3 Mile	5 Miles	10 Miles
Population	583	834	4,037
Avg HH Income	\$94,281	\$89,311	\$70,916
Median Age	47.8	47.0	42.7

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AREA INFORMATION

PROPERTY

Formerly known as the Swampland Music Hall, this two-story venue attracted entertainment from all over the southeast. Ideal for use as an entertainment venue or recording studio. The restaurant and concession building is included in the sale. This site is one of many properties that came to the market in Toombsboro for redevelopment. Ask us about Toombsboro, GA's "Redevelopment Opportunities and State Incentives".



LOCATION

Situated on Montgomery Street in Toombsboro. Nearby businesses include Uncle B's restaurant, Dollar General, Thompson's One Stop, Toombsboro City Park, PruittHealth – Toombsboro, KaMin, US Post Office, and Toombsboro City Hall.



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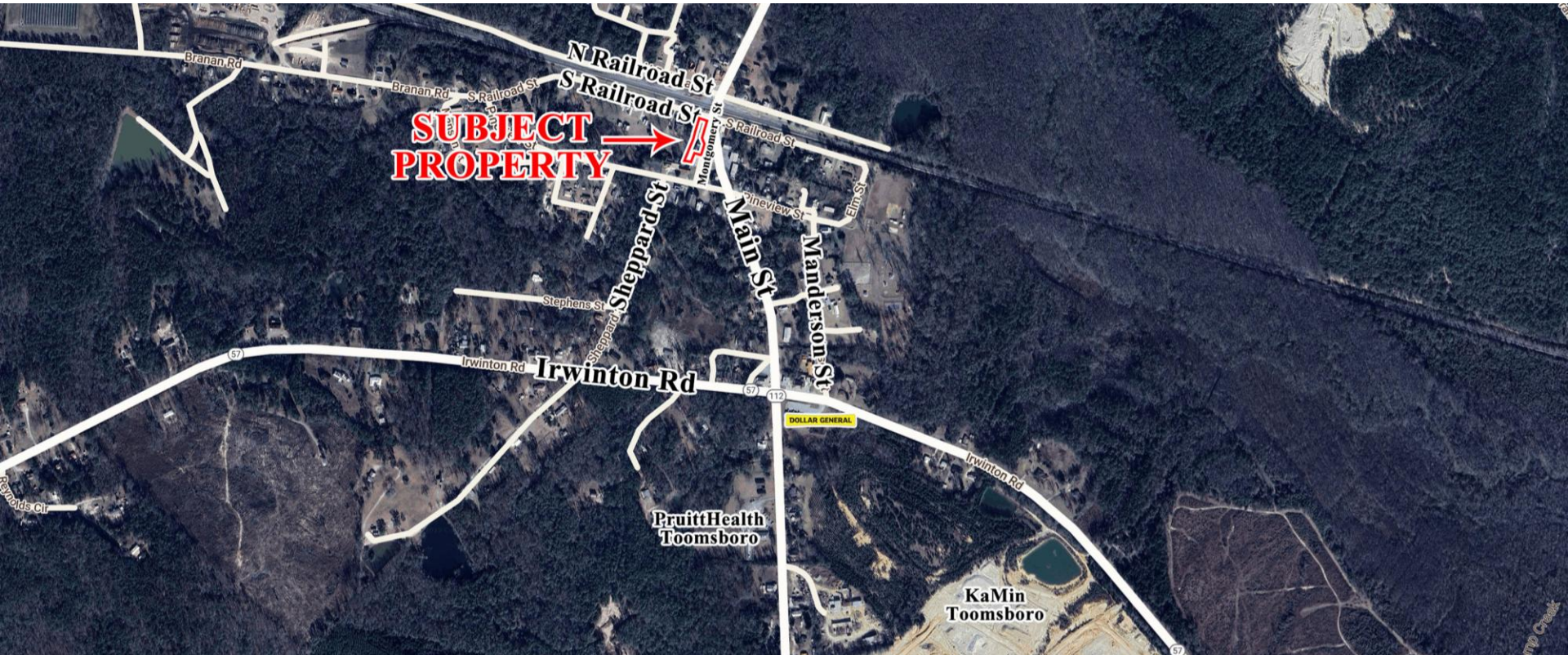
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