

RETAIL BUILDING FOR SALE OR LEASE

411 Pea Ridge Road
Eatonton, GA 31024



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



REDUCED: \$575,000.00 | ~~SALE PRICE: \$600,000.00~~
LEASE RATE: \$18.00/SF NNN

CONTACT

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577 Mulberry St, Suite 1100
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PROPERTY INFORMATION

BUILDING

Property Address:

411 Pea Ridge Road
Eatonton, GA 31024

County:

Putnam

Total Size:

2,250± SF

Year Built:

2010, Remodeled 2020

Taxes:

\$1,411.02 (2024 est.)

Utilities:

All Available

Parking:

Ample, paved

Traffic Count:

Pea Ridge Road - 5,810 VPD

SITE

Site Size:

1± AC

Parcel ID:

089 005

Zoning:

C-2

Demographics 2025	3 Mile	5 Miles	10 Miles
Population	2,197	5,232	30,215
Avg HH Income	\$96,402	\$103,095	\$103,775
Median Age	51.0	51.6	46.2

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This 2,250 SF freestanding retail building situated on a 1± Acre corner lot is available for sale or lease! Property has water, septic, and electric to site, and is zoned C-2. Ample parking available, lot is partially paved, the remainder is gravel. Lot is fully fenced. Ideal for use as a golf cart sales or service location. Property is restricted from use as a convenience store or gas station.

Located on Pea Ridge Road, at the corner with M.L.K. Jr Drive. Convenient to Lake Oconee, 1 mile from Lake Sinclair, and 6 miles from downtown Eatonton. Nearby businesses include TCH WaterSports, Allison's Custom Cabinets, Dollar General, and Citgo.



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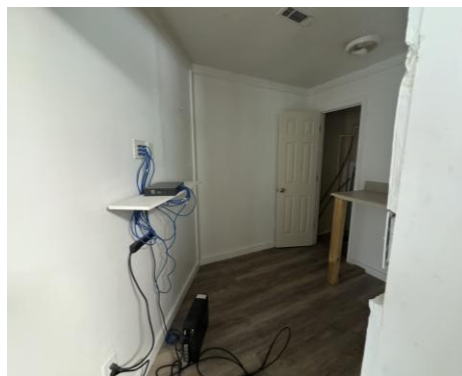
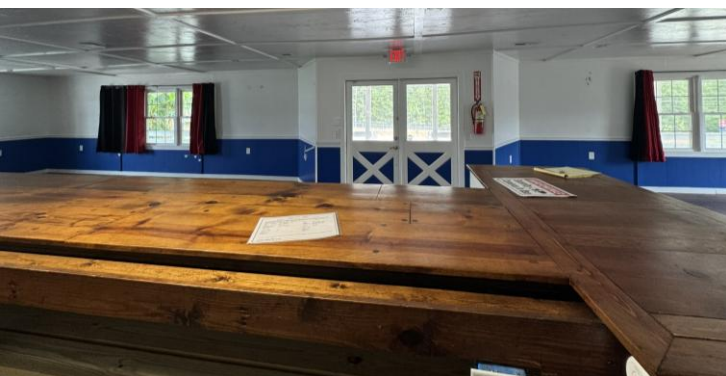
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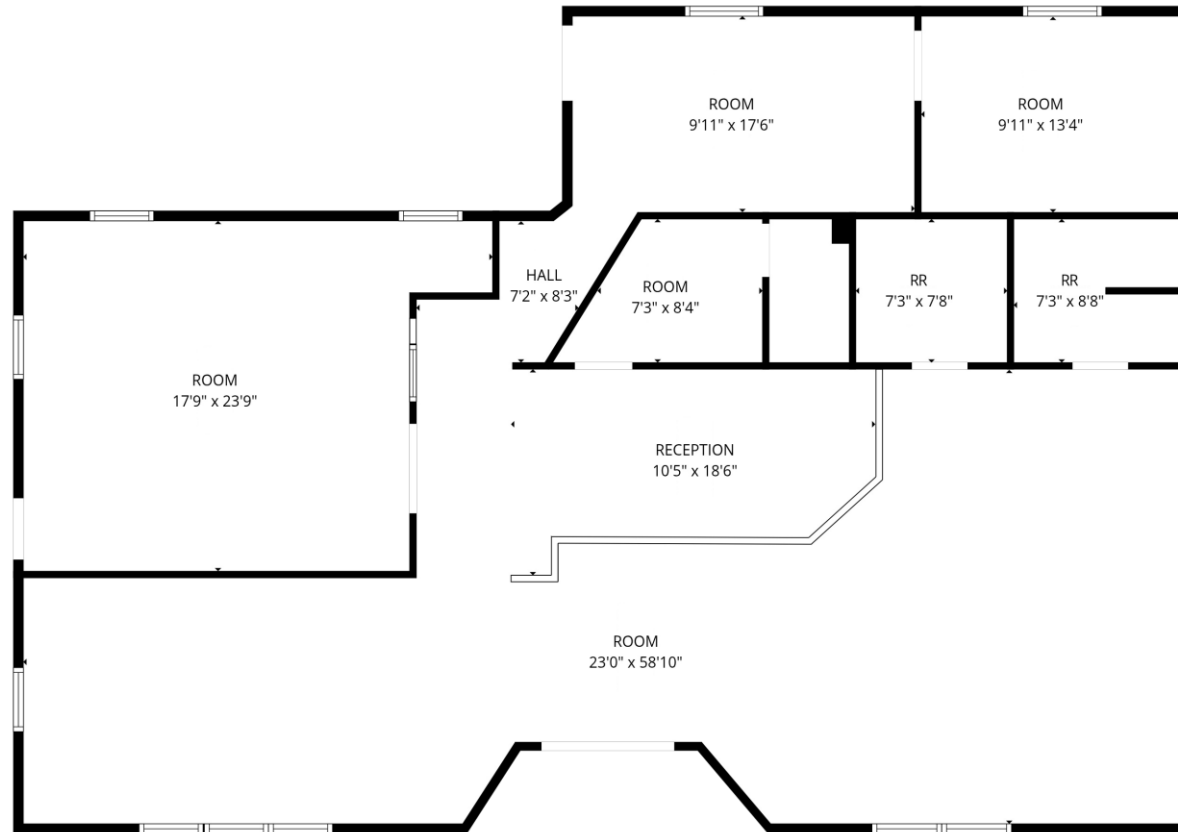
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*All measurements and all calculations of area are approximate, may not be to scale, and are not guaranteed

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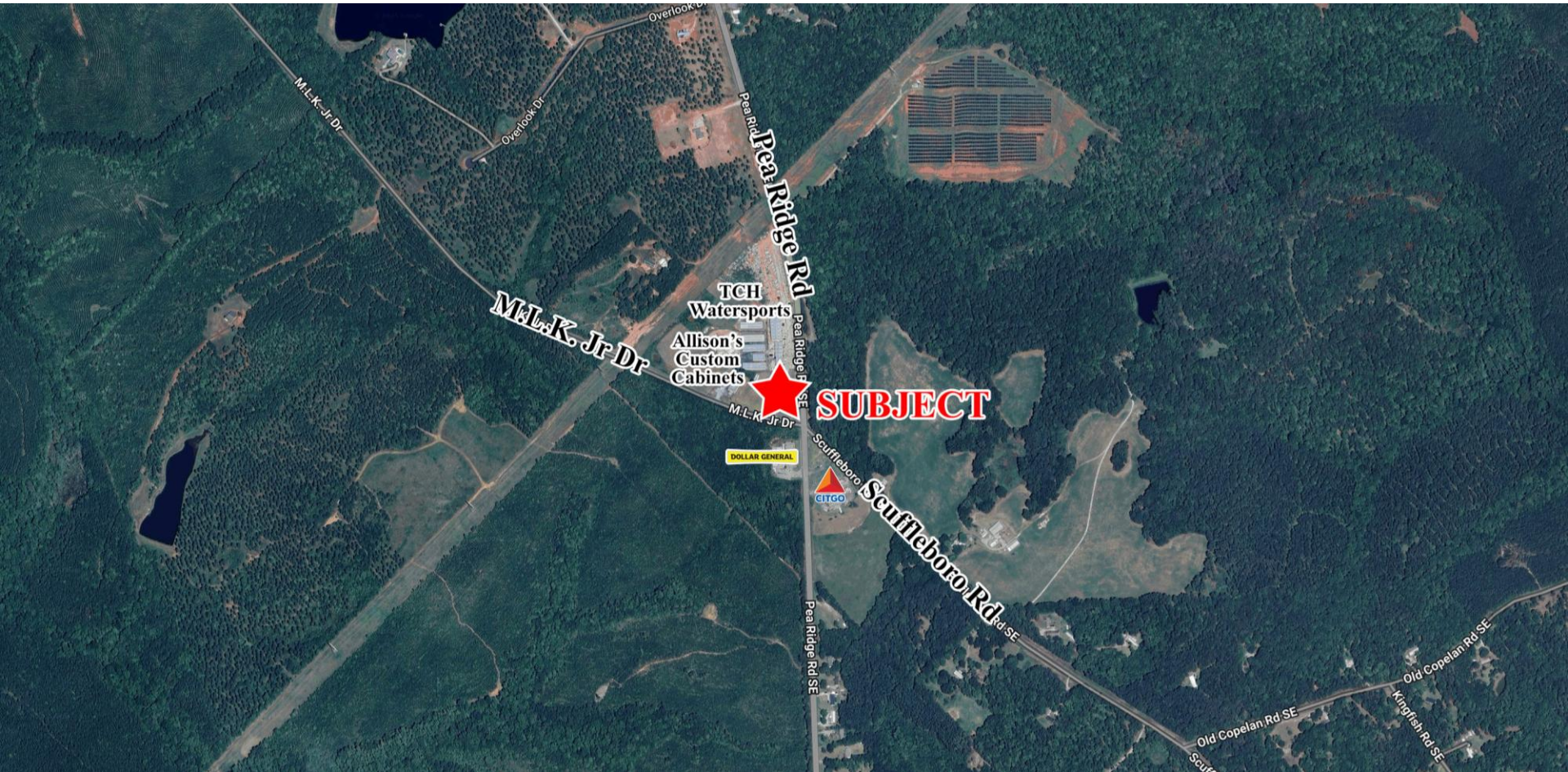
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