

# Clinton Station - BANK OWNED

307 Pecan Lane | Gray, Georgia

- **Available Spaces:**

- 3,600 sf former Sanctuary
- 2,504 sf former sandwich shop
- 2,996 sf former hair salon
- 3,600 sf currently El Sombrero Mexican Restaurant
- 12,000 sf shopping center on 1.47 acres
- Zoned Commercial (C-2)
- Tenant - EL Sombrero Mexican Restaurant



**Sale Price:**  
**\$650,000**

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A Full Service Real Estate Company

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22'

60'

**2,296 sf Salon Space previously set up with:**

- 12 stations
- 5 shampoo sinks
- washer & dryer connections
- waiting area
- 1 restroom

32'

13'

54'



45'

60'

**2,540 sf former sandwich shop:**

- Kitchen
- Large open area
- 2 restrooms
- 2 offices

36'

70'

**3,600 sf Sanctuary:**

- 4 offices
- 150 person capacity
- 2 restrooms

60'



2013 DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Population	812	7,879	11,497
Median Age	38.1	37.0	38.5
Average HH Income	\$65,835	\$55,462	\$51,992

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