

# Church and Office Campus FOR SALE

2778 Highway 257  
Dublin, GA 31021



**Lot Size:** 18 acres

**Building Size:** 2 Buildings consisting of:

- 6,000 sf (Built 1998) 2 Story  
1st Level - Reception area, 7 offices/classrooms, meeting room & 2 restrooms  
2nd Level - 6 offices/classrooms & 2 restrooms
- 16,151 sf - 7 offices/classrooms, large offices suitable for training, meeting rooms and conference room, 5 restrooms

**Frontage:** 630'

**Sanctuary:** Seats 250

**Utilities:** All available

**Parking:** 168 shared spaces

**Year Built:** 1989 & 1998

**Zoning:** P

**Topography:** Above road grade

**Traffic:** 10,700 VPD

**Neighbors:** Fred's Distribution Center, VNS Building Supply, Best Buy Distribution Center, Fairview Hospital

**Notes:**

- Located on Highway 257 less than 1 mile to I-16
- Acreage can be divided
- Ideal location for church or school campus

2018 Demographics	3 Mile	5 Mile	10 Mile
Population	5,569	22,202	37,851
Median Age	43.7	38.2	37.9
Average HH Income	\$68,778	\$53,266	\$55,152

## Sales Price: \$950,000

**FOR MORE  
INFORMATION  
CONTACT**

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577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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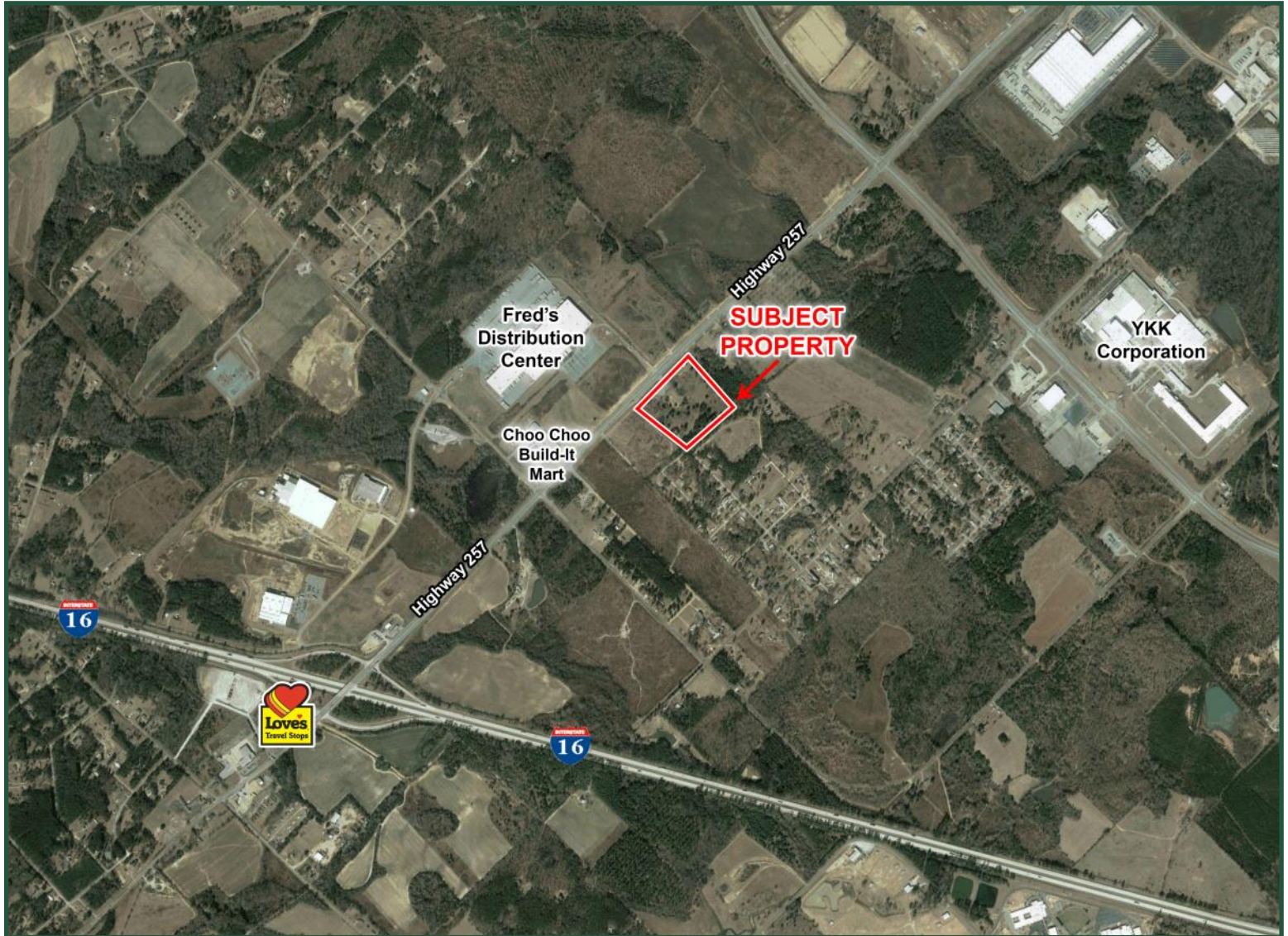
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## AERIAL



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