

INVESTMENT PROPERTY FOR SALE

132 Sparta Highway
Eatonton, GA 31024



Lot Size: 1 Acre

Building Size: 5,321 SF

Frontage: 155'±

Depth: 306'±

Year Built: 1992

Utilities: All available

Zoning: C-2

Traffic: 9,210 vehicles per day

Roof: New in 2013

Net Operating

Income: \$35,646.20

Tenants: USDA - 3,000 SF

American Cardiovascular - 1,100 SF

- Notes:**
- Call agent for financial details.
 - Address also known as 130C Sparta Highway

2019 Demos	5 Mile	10 Mile	20 Mile
Population	23,307	46,411	149,840
Avg. HHI	\$93,636	\$93,119	\$65,420
Median Age	37.0	37.7	36.3

SALE PRICE: \$395,000

**FOR MORE
INFORMATION
CONTACT**

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478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
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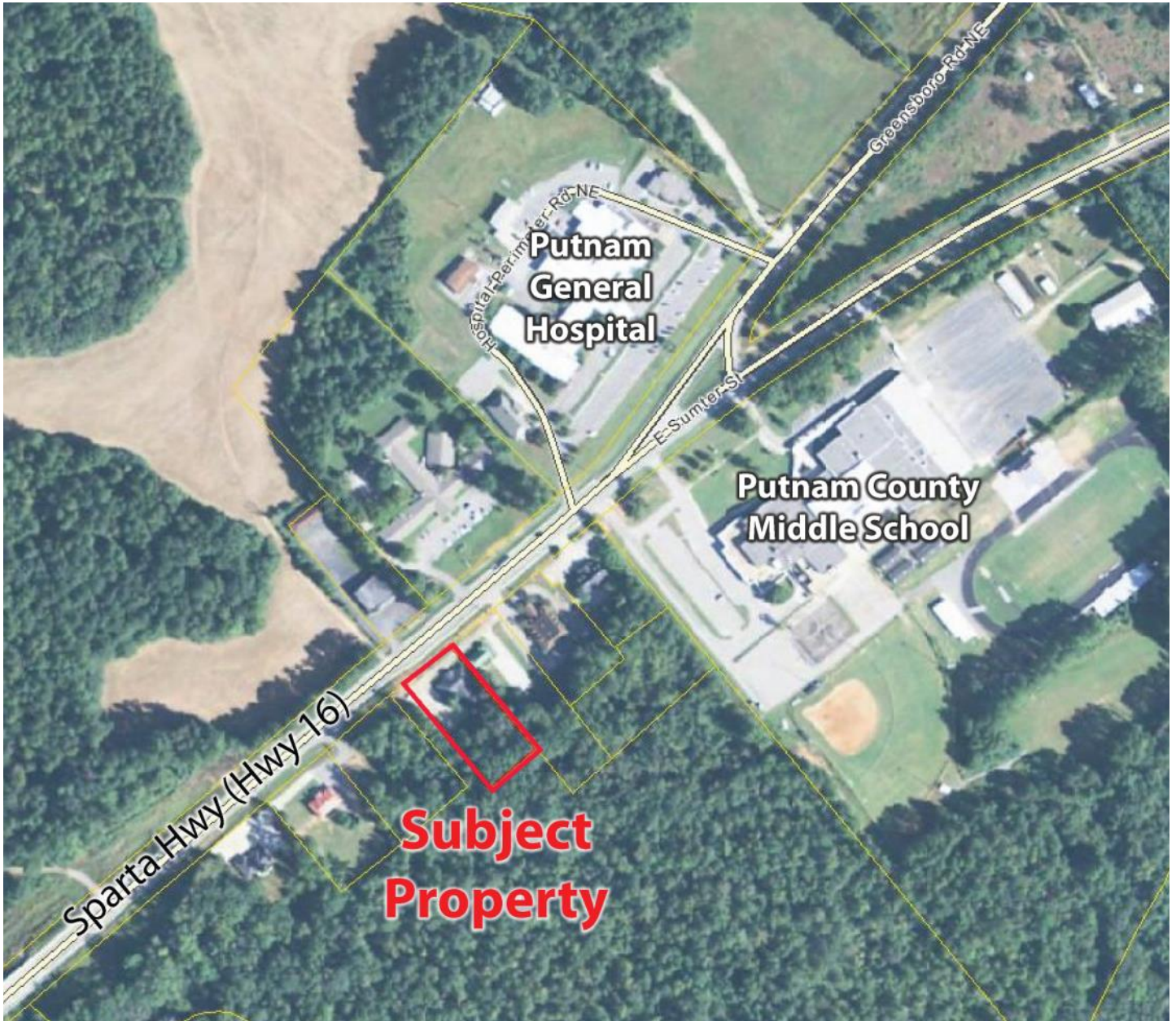
commercial.fickling.com

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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