

FORMER VERIZON/RESTAURANT

102 Walmart Drive
Eatonton, GA 31024



Building Size: 3,118 sf
Lot Size: 1± acres
Frontage: 200±
Utilities: All available
Taxes: \$9,946.54 (estimated)
Parking: 38 paved parking spots
Topography: Level
Year Built: 2005
Zoning: C-2 PUD
Traffic: 9,540 vehicles per day - Hwy 441
9,850 vehicles per day - Hwy 129
Neighbors: Super Walmart, Auto Zone, Huddle House,
Zaxby's, Ingles, Dairy Queen, Dollar Tree, and Putnam County Industrial Park
Location: Located at the corner of Hwy 441 N and Hwy 129 in the City of Eatonton, outparcel at Super Walmart.

Formerly:

Former Wendy's dining room converted to Verizon showroom. Rear kitchen area still in turnkey restaurant condition.

Amenities include:

- Tile floors with drains
- 2 Drive-in windows
- Walk-in cooler & freezer
- HVAC system
- Electrical panels in place
- Office area
- 2 Restrooms

Lease Price: \$16.00 NNN

Sale Price: \$780,000

**FOR MORE
INFORMATION
CONTACT**

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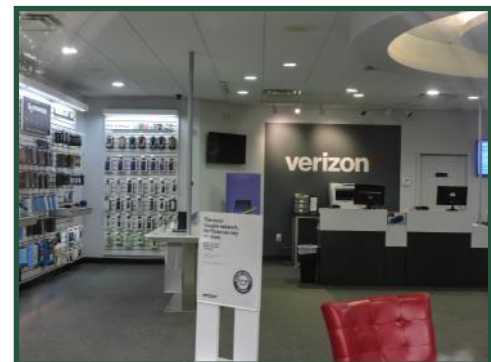
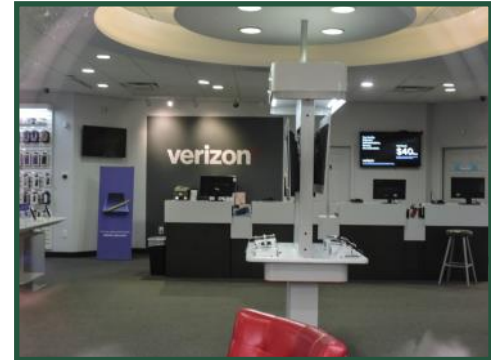
577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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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commercial.fickling.com



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AERIAL



2018 Demographics	5 Miles	10 Miles	20 Miles
Population	8,399	19,354	40,808
Avg. HHI	\$45,553	\$59,145	\$78,759
Median Age	39	43.4	44.9

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