

For Sale – Three Buildings
5176 Highway 22
Sparta, GA 31087



Summary

Area Info

Photos

Aerial



BRING OFFERS!! | REDUCED PRICE: \$325,000 / ~~SALE PRICE: \$399,000~~

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PROPERTY INFORMATION

BUILDING

Property Address: 5176 Highway 22
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County: Hancock

Total Size: Convenience Store: 1,300 SF
Former Rest: 1,820 SF
Motel: 1,800 SF

Year Built: Convenience Store: 1960
Former Rest: 1960
Motel: 2002

Parking: Gravel & Ample

Traffic Count: Highway 22 - 4,003 VPD

Taxes: \$2,057.98 (est. 2025)

SITE

Site Size: 8.5 Acres

Parcel ID: 073B 024

Zoning: Located in the county

REDUCED PRICE: \$325,000
~~SALE PRICE: \$399,000~~

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	183	520	1,334
Avg HH Income	\$75,200	\$75,139	\$71,422
Median Age	55.5	55.4	51.4

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PROPERTY HIGHLIGHTS

NOTES

- Multi-building commercial offering on approximately 8.5 acres with frontage and visibility along Highway 22.
- Improvements include three existing buildings:
 - Former convenience store (1,300 SF)
 - Former restaurant (1,280 SF)
 - Motel building (1,800 SF) Three rooms upstairs with downstairs offering common room as well as two bathrooms that can be utilized by RV sites
- Buildings Approximate Ages: the convenience store and restaurant were constructed in 1960, with the motel built in 2002.
- Built-in income potential with 15 existing RV sites featuring full hookups (30-amp, water, and sewer)—ideal for immediate cash flow, seasonal use, or expansion into a larger RV/campground concept.
- Large acreage provides room for additional pads, storage, outdoor sales, expanded RV sites, or new development, making it well suited for value-add investors or owner-users seeking growth upside.
- Flexible deal structure: Seller will consider a long-term lease and possible owner financing with a substantial down payment.

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NOTES

- Convenient access: approximately 6 miles to Downtown Sparta and 17 miles to Downtown Milledgeville.
- Located in a stable rural commercial corridor supported by nearby uses including Dollar General, churches, municipal/service facilities, wineries, and other local commercial users.

LOCATION & REGIONAL ACCESS

- Highway 22 frontage in Middle Georgia: The property sits on Georgia State Route 22, a long east-west state route that runs through key Middle Georgia hubs including Macon and Milledgeville before reaching Sparta/Hancock County - supporting day-to-day local traffic plus regional pass-through demand.
- Interstate connectivity: SR-22 ties into the I-20 corridor near Crawfordville (I-20 provides the Atlanta to Augusta corridor), making the Sparta/Milledgeville area accessible for regional users, contractors, and travelers moving between markets.
- Verified proximity: Marketing commonly cites approximately 6 miles to Downtown Sparta and 17 miles to Downtown Milledgeville.

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Motel



Convenience Store



Former Rest



Tractor Trailer Parking



Interior Convenience Store



Interior Convenience Store

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