

FOR SALE – Retail/Office/Shop Space/Fitness Center
207 North Jefferson Avenue
Eatonton, GA 31024



Summary

Area Info

Aerial

Site Map



REDUCED PRICE: \$310,000

~~SALE PRICE: \$350,000~~

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 207 North Jefferson Avenue
Eatonton, GA 31024

County: Putnam

Year Built: 1947
Since renovated multiple times

Total Size: 6,553 SF

Utilities: All available

Frontage: 100’ on North Jefferson Avenue

Depth: 118’ on Wayne Street

Traffic Count: 3,355 on North Jefferson Avenue

SITE

Site Size: 0.27 AC Corner Lot

Parcel ID: E005158

Zoning: C-1 (CITY)

Taxes: \$2847.33 (CITY)

Parking: Available in front, side, and street

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Demographics 2024	3 Miles	5 Miles	10 Miles
Population	5,599	6,738	19,365
Avg HH Income	\$80,887	\$81,384	\$101,074
Median Age	36.4	37.3	45.5

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NOTES

Positioned two blocks from the Putnam County Courthouse Square, this downtown corner building offers high visibility, strong signage potential, and flexible open areas (originally built out as an auto dealership; later used as a florist/gift shop). The immediate area is anchored by government and financial institutions plus daily-needs retail and restaurants, creating dependable foot traffic and daytime demand.



LOCATION

- Approximately **two blocks from the Putnam County Courthouse Square**, surrounded by civic, banking, and established retail/restaurant uses.
- Eatonton Main Street promotes downtown business growth with merchant resources and “business concierge” type support for new and existing operators.
- Putnam County’s tourism and recreation economy is powered by **Lake Sinclair and Lake Oconee**, supporting steady demand for food, beverage, retail, and services.
- **Gatewood Schools (K2–12)** serves families from **Putnam, Greene, Morgan, Jasper, Baldwin, Jones, and Hancock counties**, driving daily weekday activity and service demand.
- Georgia Trend reports **Interfor’s Eatonton facility upgrade/expansion (~\$90M) completing in 2022**, supporting local jobs and spending power.
- Opportunity to bring a fresh concept to downtown and benefit from ongoing reinvestment efforts, incentives, and a growing visitor base tied to the lake lifestyle economy.
- Fits owner-user or investor strategies (service, retail, restaurant, showroom, creative office, fitness, or multi-tenant conversion) with visibility, signage potential, and downtown proximity.

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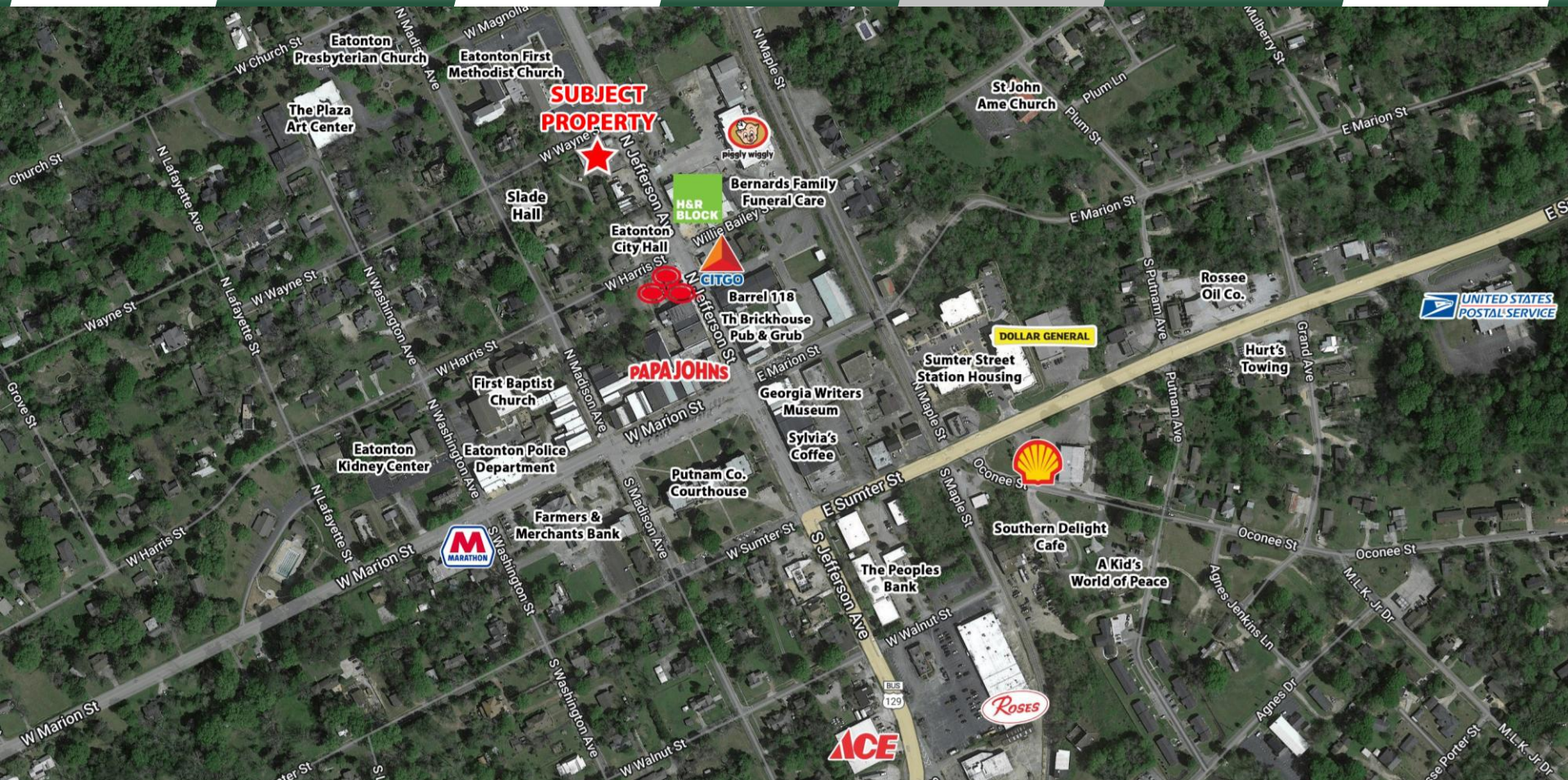


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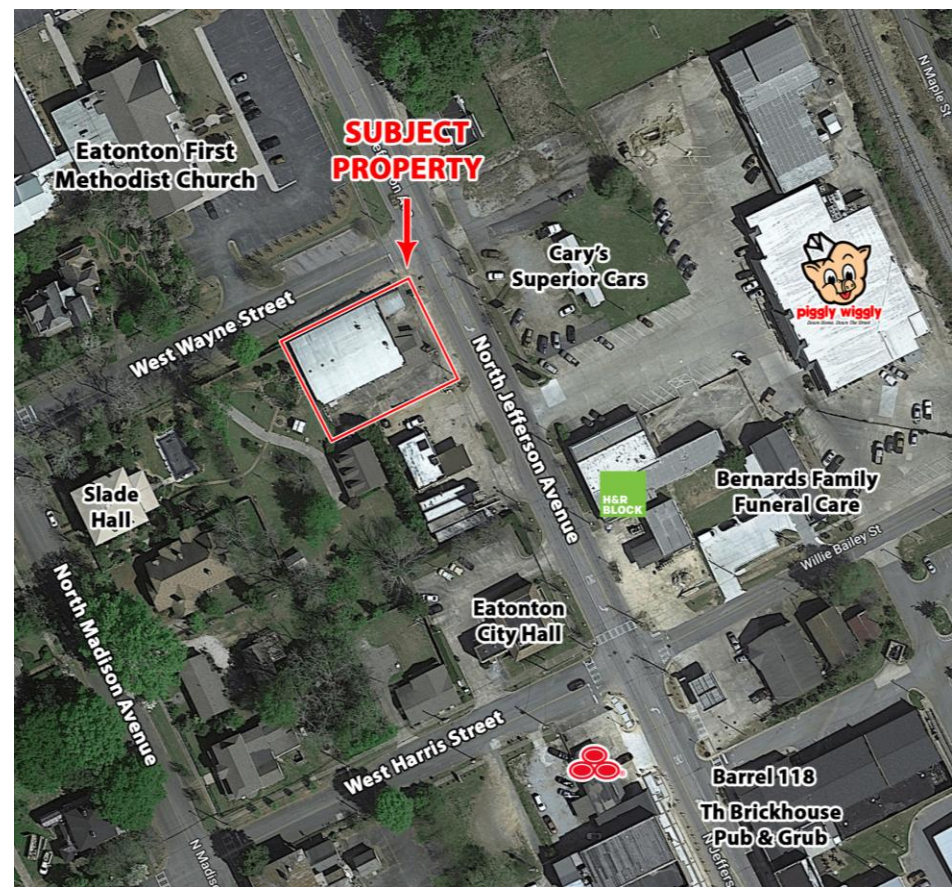
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PLAT MAP

PROPERTY SITE MAP



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