

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



Summary

Area Info

Aerial

Site Map



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

**CONTACT**

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577 Mulberry St, Suite 1100  
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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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**PROPERTY INFORMATION**

**LOCATION**

Conveniently located 2 blocks from Putnam County Downtown square. Surrounding neighbors include Putnam County Courthouse, City Hall, Farmers and Merchants Bank, H&R Block, State Farm, Eatonton Police Department, The Peoples Bank, Papa Johns, The Brickhouse Pub & Grub, Ace Hardware, Piggly Wiggly, and many more retailer, restaurants, and businesses.

**NOTES**

The property was built out as an auto dealership and was previously a florist/gift shop. Location provides high visibility on North Jefferson Avenue. Property has great signage available. Ideal location for brewery, fitness center, restaurant, and retail.

Demographics 2023	3 Mile	5 Miles	10 Miles
Population	5,835	7,013	19,095
Avg HH Income	\$89,136	\$88,039	\$106,737
Median Age	41.1	41.7	46.4

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## 207 North Jefferson Avenue

### Eatonton, GA 31024

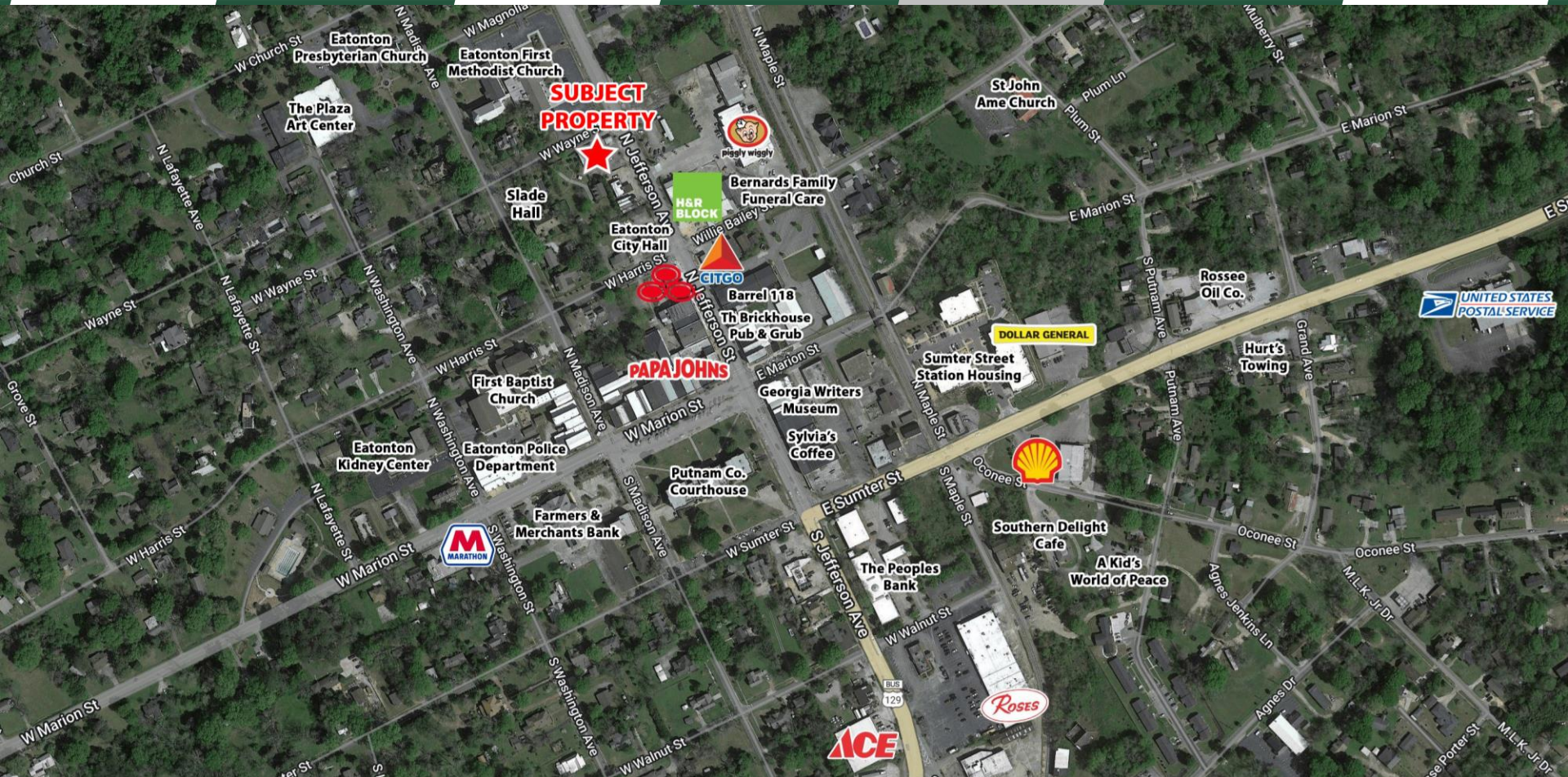


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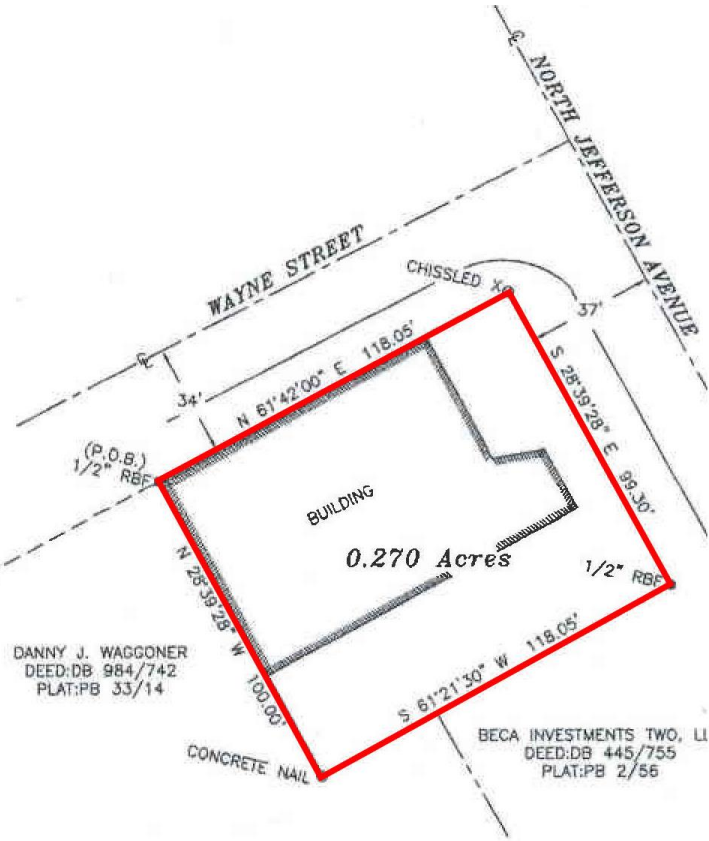
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### PLAT MAP

### PROPERTY SITE MAP



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