

# Retail Storefront & Restaurant Building For Sale

117 South Jefferson Avenue  
Eatonton, GA 31024



Summary

Area Info

Photos

Aerial

Site Map



**REDUCED PRICE: \$450,000**  
**~~SALE PRICE: \$550,000~~**

## CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
[patty@fickling.com](mailto:patty@fickling.com)

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
[trip@fickling.com](mailto:trip@fickling.com)



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

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PROPERTY INFORMATION

BUILDING

**Property Address:** 115 & 117 South Jefferson Avenue  
Eatonton, GA 31024

**County:** Putnam

**Total Size:** ±5,300 SF

**Year Built:** 1920, renovated 2023

**Frontage:** 60’+

**Taxes:** \$1,955 (2023 est.)

**Utilities:** All Available

**Ceiling Height:** 14’

**Parking:** On street & rear parking lot

**Traffic Count:** 8,770 Vehicles Per Day

SITE

**Site Size:** 0.14 Acres

**Parcel ID:** E006141

**Zoning:** C-1

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Demographics 2024	3 Miles	5 Miles	10 Miles
Population	5,640	6,814	19,440
Avg HH Income	\$80,880	\$81,520	\$101,048
Median Age	36.4	37.4	45.5

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## AREA INFORMATION

### NOTES

Location can be divided. Property is two separate buildings with their own entrances and rear exits. These buildings offer concrete floors & exposed brick interiors. One building has a lease in place until November 2026 (\$1,800/month). Ideal for retail, office, or restaurant use.

### LOCATION

Located in the heart of downtown Eatonton, this property is located across South Jefferson Avenue from the Putnam County Courthouse. Nearby businesses include Pex Theater, Maggie Lane's, Papa John's, Eatonton Chamber of Commerce, Brick House Pub, The Peoples Bank, and Sumter Street Station apartments.

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FICKLING  
& COMPANY

## Site Map



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