

Retail Storefront & Restaurant Building For Sale
117 South Jefferson Avenue
Eatonton, GA 31024



Summary

Area Info

Aerial

Site Map



**SUBJECT
PROPERTY**

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

CONTACT

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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 on South Jefferson Avenue

SITE

Site Size: 0.14 Acres

Parcel ID: E006141

Zoning: C-1

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

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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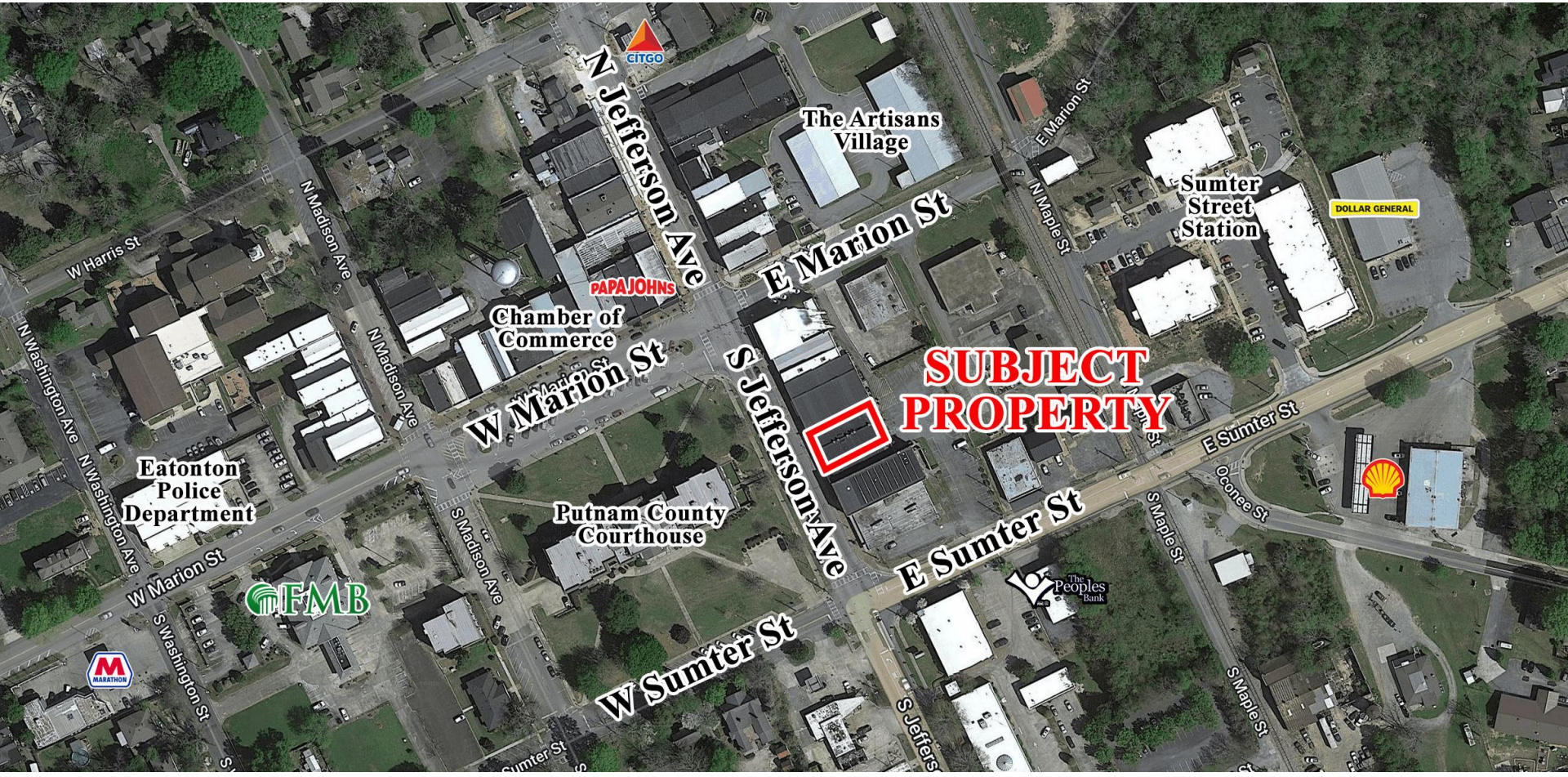
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