

**FOR SALE OR LEASE – Office/Retail Building**  
**1078 McRae Highway (Highway 341)**  
**Eastman, GA 31023**



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map

**REDUCED!**  
**Bonus Paid To Selling Agent For Quick Close!**



**REDUCED PRICE: \$375,000 Sale Price: ~~\$450,000~~**  
**Lease Rate: \$3,000/per month + NNN**

**CONTACT**

**Wendy H Pierce, RPA**  
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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 1078 McRae Highway (Hwy 341)  
Eastman, GA 31023

**County:** Dodge

**Total Size:** 4,872 SF (includes 2 additions)

**Year Built:** 1999

**Utilities:** All Available

**Parking:** Ample

**Traffic Count:** McRae Highway – 5,149 VPD

**Frontage:** 176' ft on McRae Highway  
138' ft on Morgan Creek Drive

### SITE

**Site Size:** Two Parcels – 0.62 AC & 1.27 AC  
**Total: 1.89 AC**

**Parcel ID:** 049 006A

**Zoning:** C-4

**Taxes:** \$3,622.56 (CITY)

**REDUCED PRICE: \$375,000**

~~**Sale Price: \$450,000**~~

**Lease Rate: \$3,000/per month + NNN**

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	377	7,060	9,475
Avg HH Income	\$47,058	\$71,382	\$70,832
Median Age	42.1	41.3	41.2

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### NOTES

Property is an ideal for multiple different uses such as a gym, fitness center, car dealership, daycare, training center, professional/medical office, retail, or restaurant. Floorplan is mainly wide open, has two restrooms, kitchen, and storage space. Situated on 1.89 acres, land is divided into two tracts. Building sits on 0.62 acres and rear portion is 1.27 acres. Rear lot has access to both Morgan Creek Drive and McRae Highway (Hwy 341). Signage is available and property has great visibility on McRae Highway (Hwy 341).

### LOCATION

Located on McRae Highway (Hwy 341). Property is 2 miles from Dodge County Hospital and 5 miles from Middle Georgia State University. Other surrounding neighbors include Board of Education, The new South Dodge Elementary School, Wayne's Law Care Equipment, and Mondi Bags USA Eastman.

### POTENTIAL USES

- Car Dealership
- Gym/Fitness Center
- Daycare
- Training Center
- Professional/Medical Office
- Cellphone Store
- Salon
- Good location for a family style restaurant
- Yoga/Fitness
- Outfitter store/various retail
- Outdoor Equipment store
- Automotive, tractor, farming equipment store
- Thrift store (retail)
- Country store
- Gift store
- Bakery shop with small restaurant

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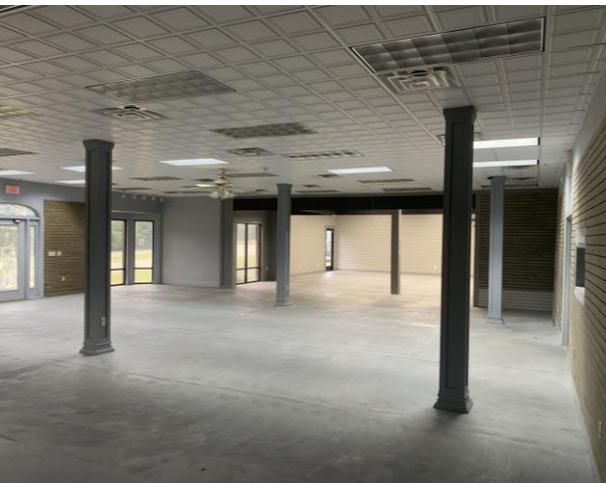
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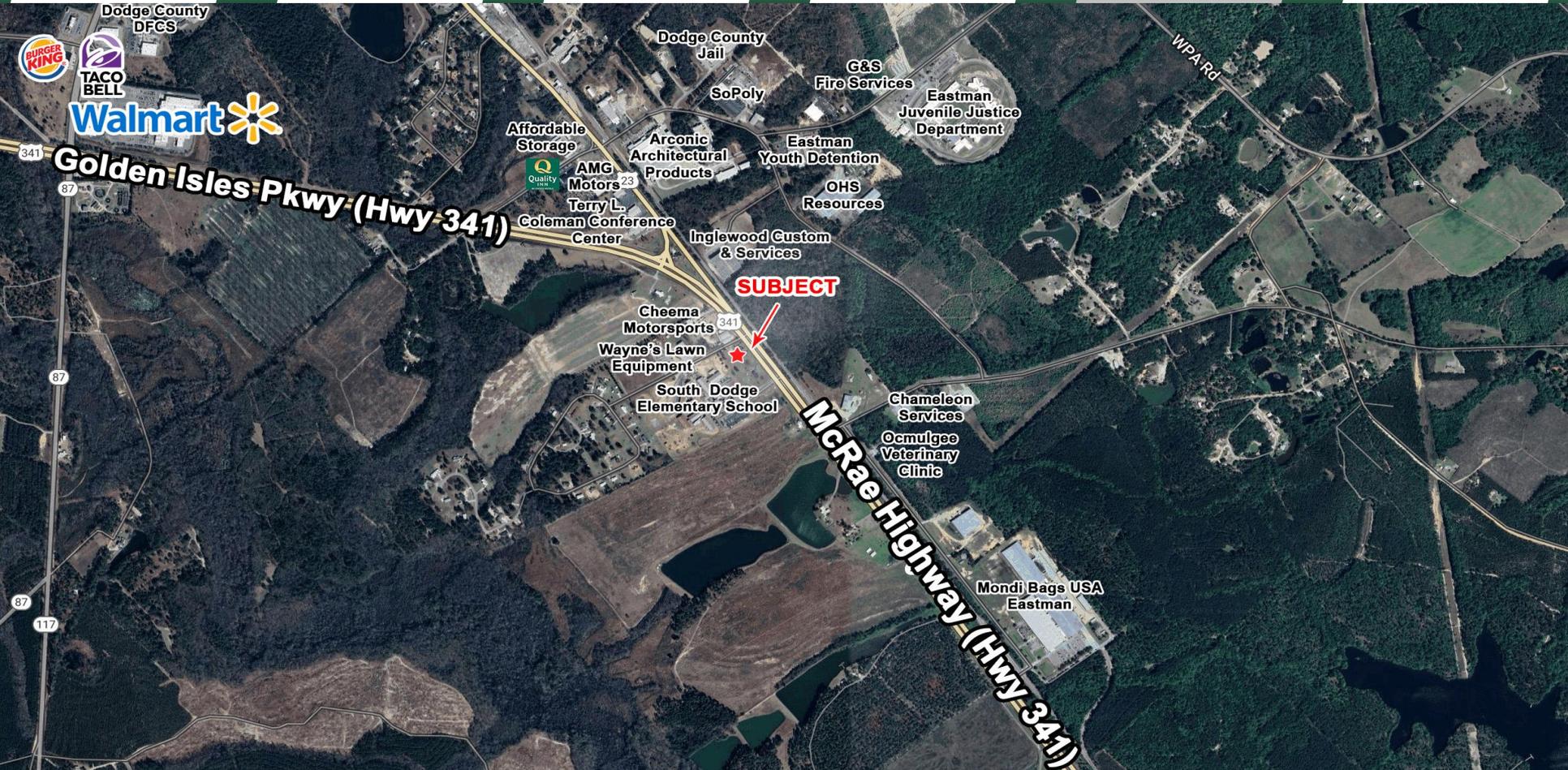
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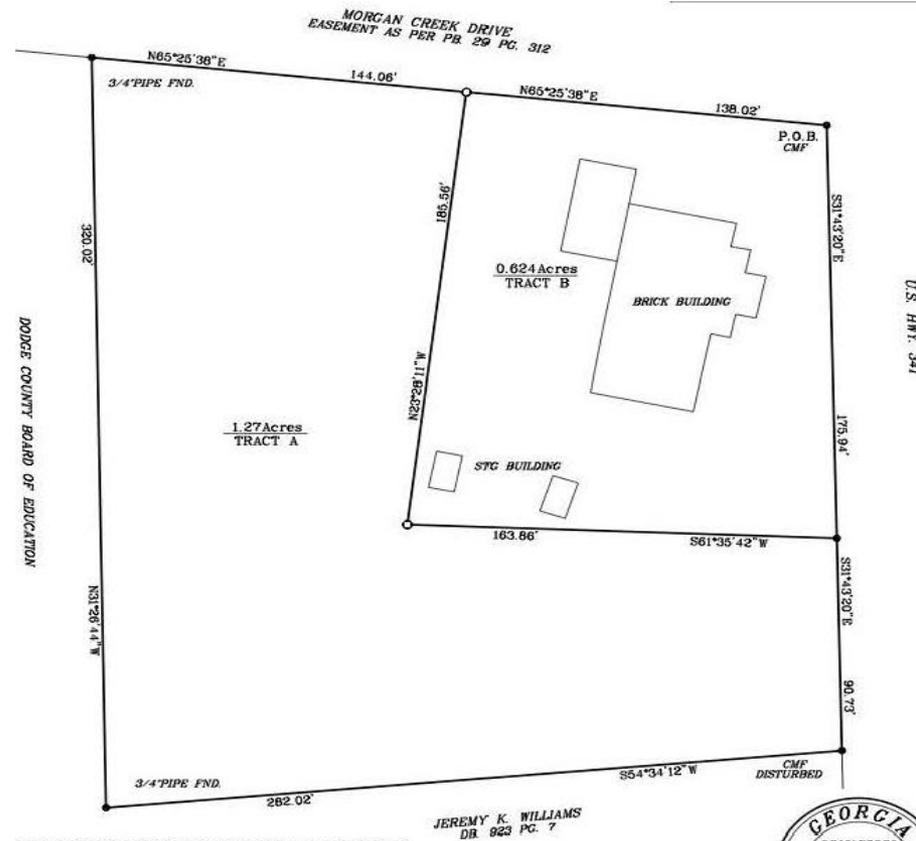
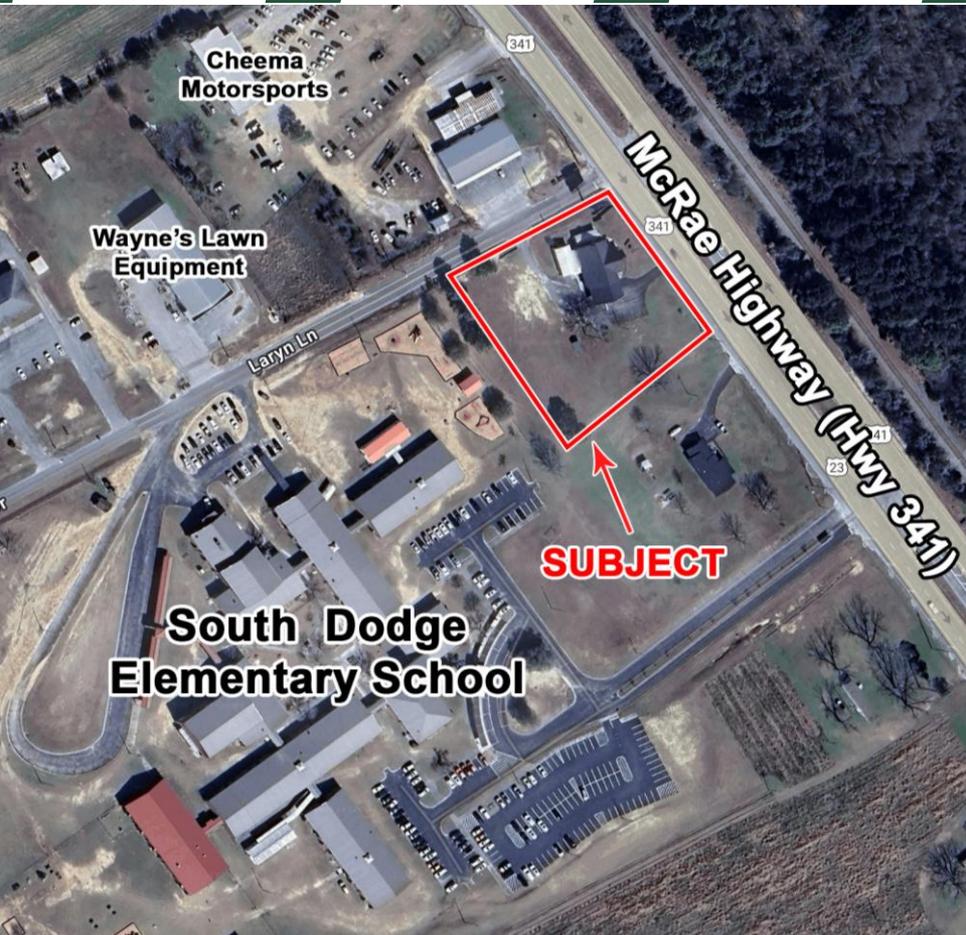
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