



SALE PRICE: \$575,000

CONTACT

Mark Dirig, Fickling Lake Country 478-997-6400 Office 678-873-8856 Cell mdirig@fickling.com Patty Burns, CCIM, ALC 478-746-9421 Office 478-951-5100 Cell patty@fickling.com Trip Wilhoit, CCIM, ALC 478-746-9421 Office 478-960-4080 Cell trip@fickling.com





Summary Area Info Aerial Site Map

PROPERTY INFORMATION

BUILDING

Property Address: 1062 Bear Creek Boulevard

Hampton, GA

County: Henry

Total Size: 4,500 SF

Available Space: 1,600 SF w/ 2 RR

(Wide Open)

Utilities: All available

Parking: 24 spaces

Frontage: 82' on Bear Creek Boulevard

Traffic Count: 11,835 on Bear Creek Boulevard

5,255 on Woolsey Road

1,042 on Richard Petty Boulevard

SITE

Site Size: 0.53 Acres

Parcel ID: 009-01014021

Zoning: C-2

Billboard Lease Generates

SALE PRICE: \$575,000

Demographics 2025	3 Miles	5 Miles	10 Miles
Population	17,642	43,163	239,073
Avg HH Income	\$97,916	\$98,375	\$104,737
Median Age	35.0	35.8	36.9

CONTACT

Mark Dirig, Fickling Lake Country 478-997-6400 Office 678-873-8856 Cell mdirig@fickling.com

Patty Burns, CCIM, ALC 478-746-9421 Office 478-951-5100 Cell patty@fickling.com Trip Wilhoit, CCIM, ALC 478-746-9421 Office 478-960-4080 Cell trip@fickling.com



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

\$4,400/yr



Summary Area Info

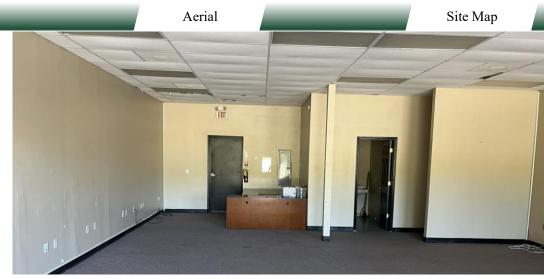
PROPERTY INFORMATION

NOTES

Great tenant or user opportunity! This 4,500 SF two or three tenant building is currently leased to a long-standing tenant, Foundation Health, Chiropractic & Whole-Body Care. Please reach out to the agent for more information. The property includes a billboard, offering an additional income stream for the owner. Call agent for financial information on current tenant and billboard.



Located less than 5 minutes from Atlanta Motor Speedway and the Target Distribution Center. Other surrounding neighbors include Waffle House, Aylo Health – Primary Care at Hampton, Family Dollar, Wendy's, and the Federal Aviation Administration.





CONTACT

Mark Dirig, Fickling Lake Country 478-997-6400 Office 678-873-8856 Cell mdirig@fickling.com Patty Burns, CCIM, ALC 478-746-9421 Office 478-951-5100 Cell patty@fickling.com Trip Wilhoit, CCIM, ALC 478-746-9421 Office 478-960-4080 Cell trip@fickling.com





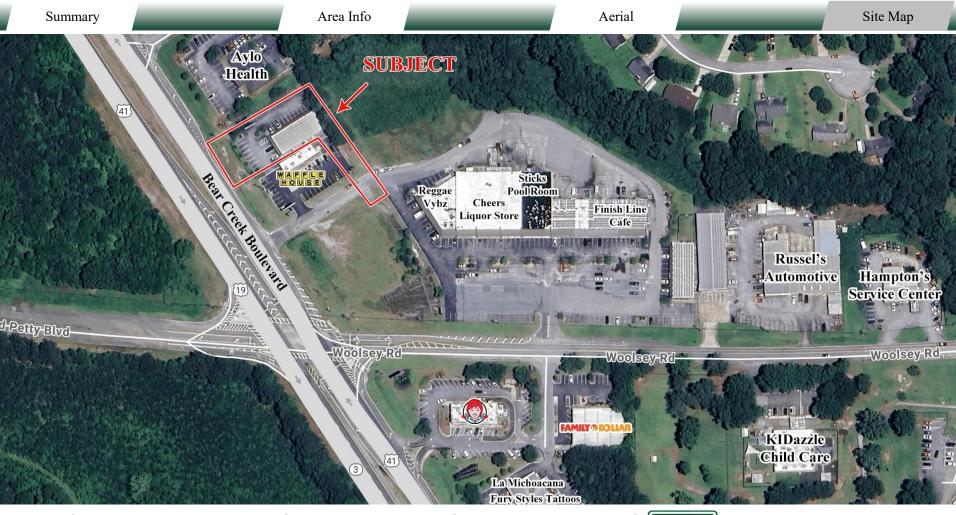
Summary Area Info Aerial Site Map **Federal Aviation** Administration MOTOR SPEEDWAY Richard Petty Blvd Target **Distribution Center**

CONTACT

Mark Dirig, Fickling Lake Country 478-997-6400 Office 678-873-8856 Cell mdirig@fickling.com Patty Burns, CCIM, ALC 478-746-9421 Office 478-951-5100 Cell patty@fickling.com Trip Wilhoit, CCIM, ALC 478-746-9421 Office 478-960-4080 Cell trip@fickling.com







CONTACT

Mark Dirig, Fickling Lake Country 478-997-6400 Office 678-873-8856 Cell mdirig@fickling.com Patty Burns, CCIM, ALC 478-746-9421 Office 478-951-5100 Cell patty@fickling.com Trip Wilhoit, CCIM, ALC 478-746-9421 Office 478-960-4080 Cell trip@fickling.com

