

Former Swampland Music Hall & Restaurant

140 Montgomery Street
Toombsboro, GA 31090



Summary

Area Info

Aerial



CONTACT

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577 Mulberry St, Suite 1100
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PROPERTY INFORMATION

BUILDING

Property Address: 140 Montgomery Street
Toombsboro, GA 31090

County: Wilkinson

Year Built: 1930, renovated 1990

Taxes: \$2,850 (2024 est.)

Total Size: Swampland Opera: 7,964 SF
Restaurant: 4,980 SF

Utilities: Water & Septic

Parking: On-site

Traffic Count: Irwinton Road - 1,280 VPD
Main Street - 1,740 VPD

SITE

Site Size: 0.44 Acres

Parcel ID: T03 074

REDUCED PRICE: \$259,000
~~SALE PRICE: \$305,000~~


Demographics 2024	3 Mile	5 Miles	10 Miles
Population	583	834	4,037
Avg HH Income	\$94,281	\$89,311	\$70,916
Median Age	47.8	47.0	42.7

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AREA INFORMATION

PROPERTY

Formerly known as the SwampLand Music Hall, this two-story venue attracted entertainment from all over the southeast. Ideal for use as an entertainment venue or recording studio. The restaurant and concession building is included in the sale. This site is one of many properties that came to the market in Toomsboro for redevelopment. Ask us about Toomsboro, GA's "Redevelopment Opportunities and State Incentives".



LOCATION

Situated on Montgomery Street in Toomsboro. Nearby businesses include Uncle B's restaurant, Dollar General, Thompson's One Stop, Toomsboro City Park, PruittHealth – Toomsboro, KaMin, US Post Office, and Toomsboro City Hall.



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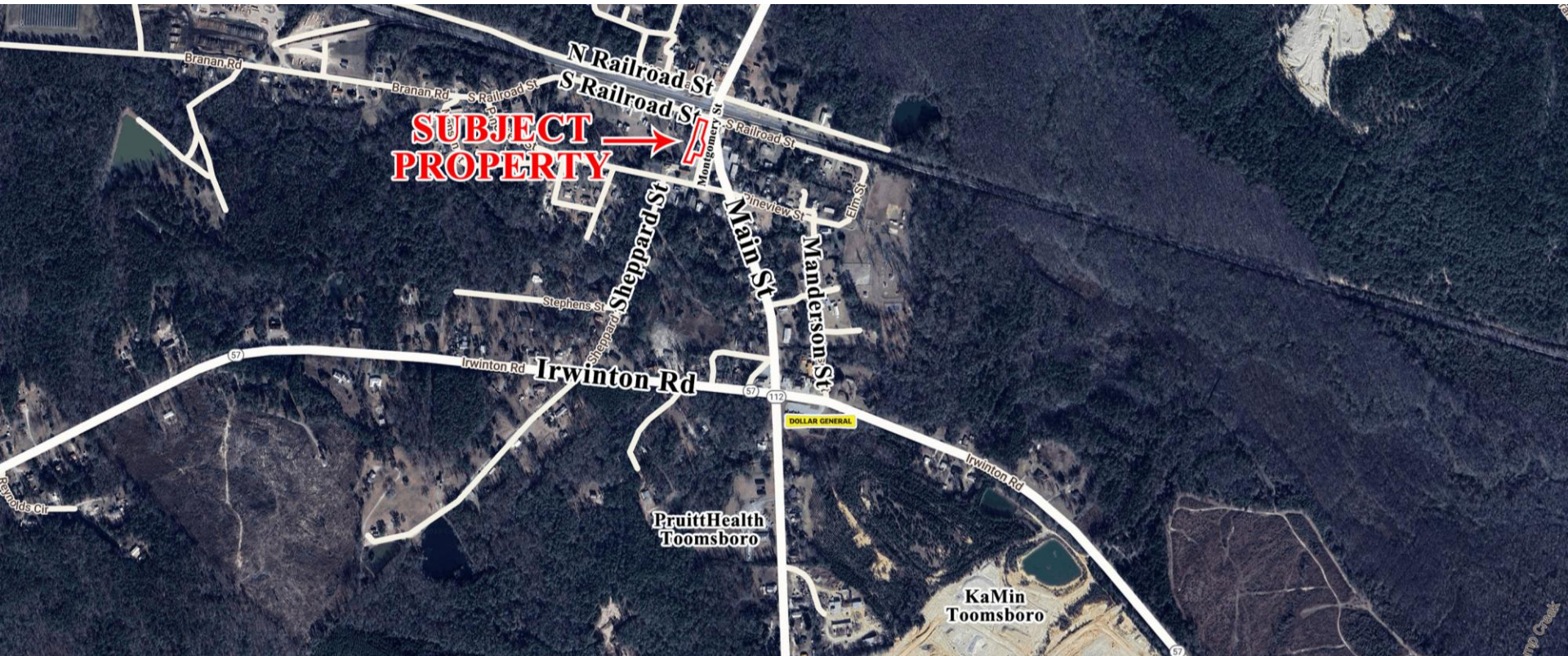


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