

MEDICAL OFFICE FOR LEASE

121 Sparta Highway
Eatonton, GA 31024



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



CONTACT

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This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

PROPERTY INFORMATION

BUILDING

Property Address: 121 Sparta Highway
Eatonton, GA 31024

County: Putnam

Total Size: ±2,560 SF

Year Built: 1996

Utilities: All available

Parking: Paved, onsite

Traffic Count: Sparta Highway – 9,080 VPD

SITE

Site Size: 1 Acre

Parcel ID: 063 012

Zoning: C-2 City Commercial

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	1,673	5,325	6,953
Avg HH Income	\$70,921	\$81,585	\$81,248
Median Age	37.1	36.7	37.5

LEASE PRICE: \$18.00/SF NNN (est. \$2.01/SF)

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AREA INFORMATION

BUILDING

This 2,560 SF medical building is now available for lease! Excellent visibility with monument signage on Sparta Highway. Located directly behind 123 Sparta Highway. With multiple offices, two (2) rest rooms, and kitchen, this building is ideal for use as medical office, professional office, and any other business use.

LOCATION

Situated on Sparta Highway, approximately 1 mile from Downtown Eatonton. Nearby businesses include the Putnam General Hospital, Eatonton Health & Rehabilitation, Putnam Pediatrics, Central GA Kidney Specialist, Young-Jones Dental Center, Eatonton Pediatrics, and Putnam County Middle School.



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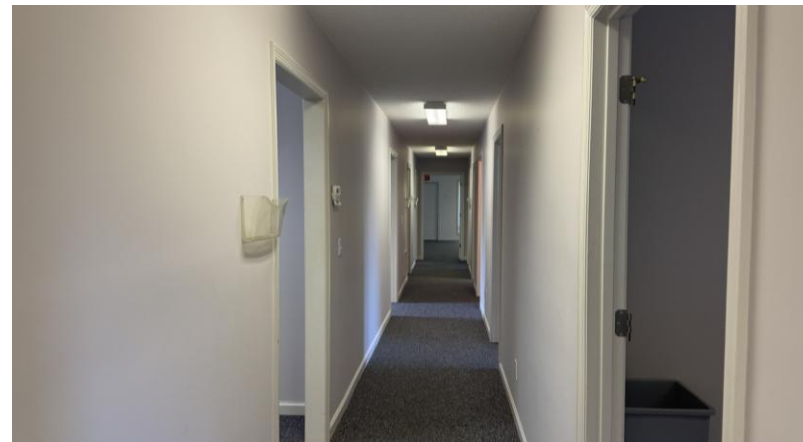
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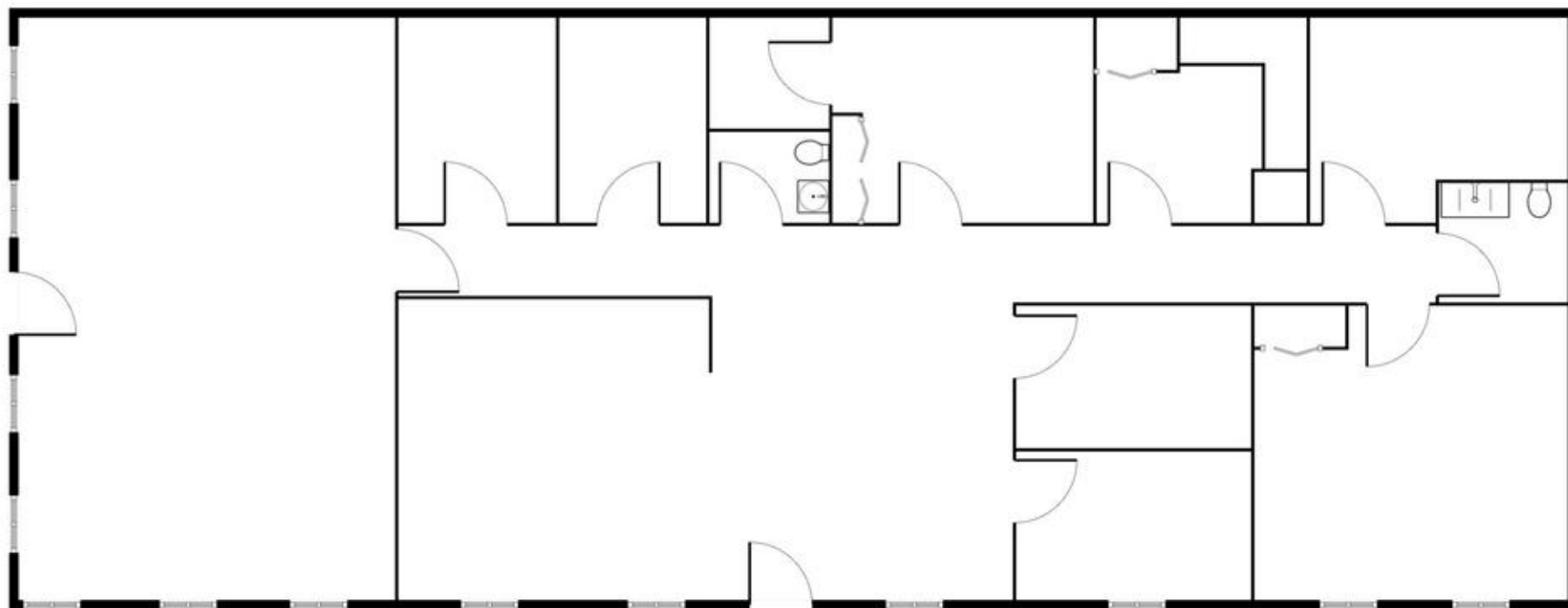
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FLOOR PLAN



*All measurements and all calculations of area are approximate and not guaranteed

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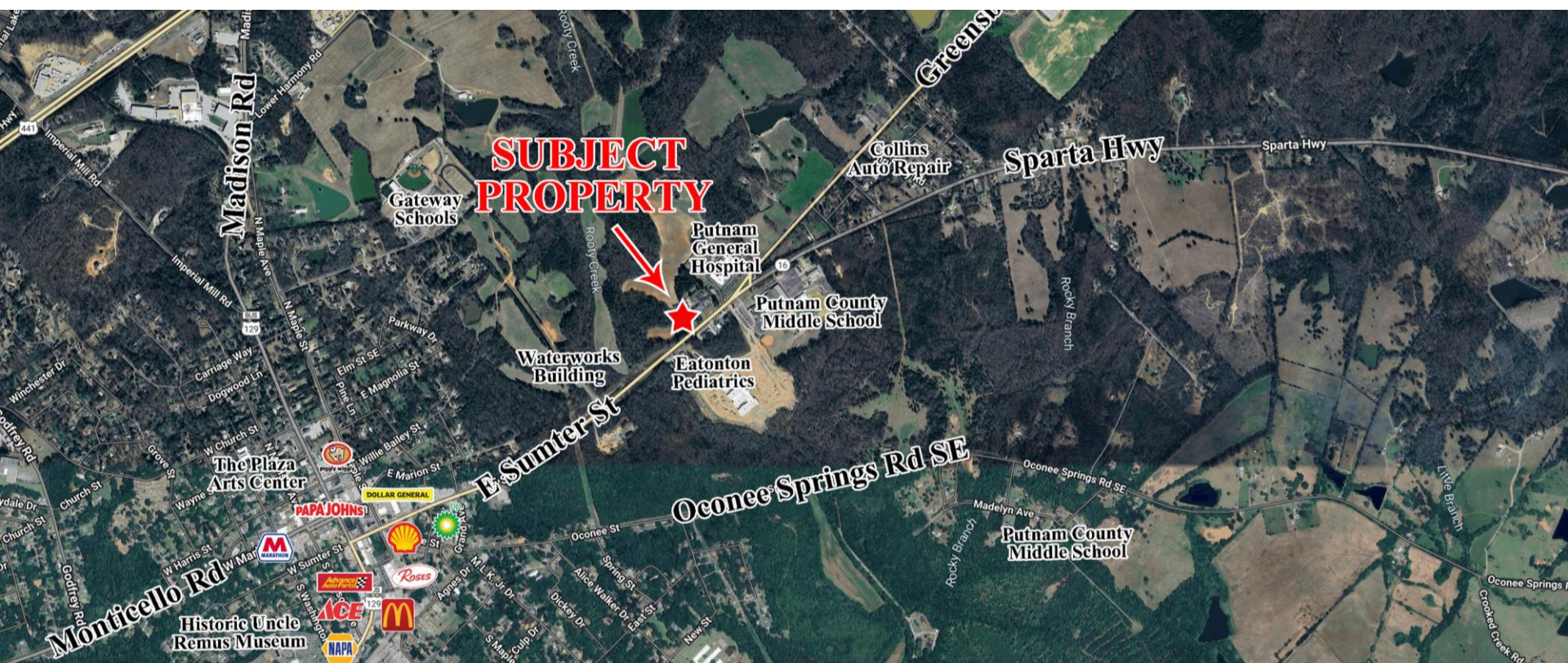
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