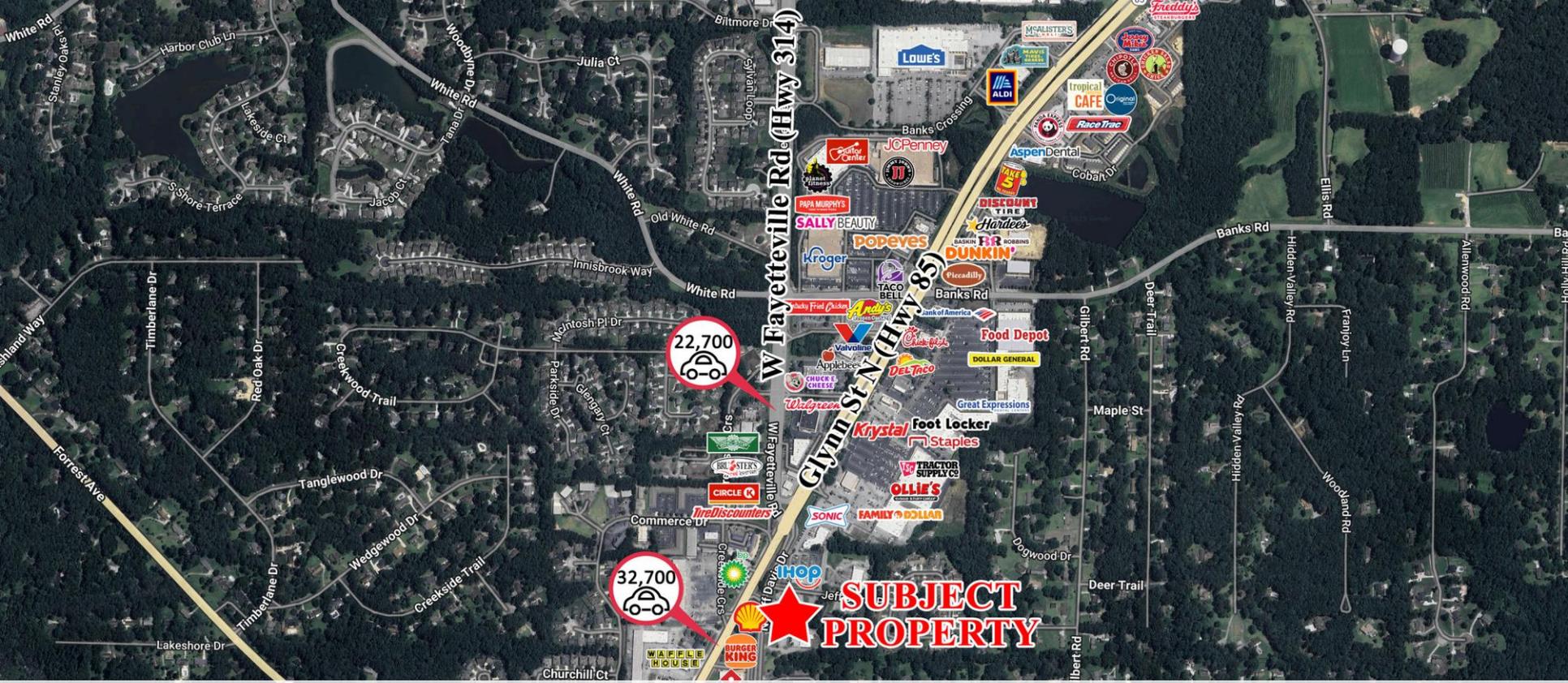


Prime Retail/Redevelopment Site in the Highway 85 Corridor  
 685 North Jeff Davis Drive  
 Fayetteville, GA 30214



- Summary
- Area Info
- Photos
- Site Map
- Agent Info



**REDUCED: \$609,000 SALE PRICE: ~~\$625,000.00~~**

**CONTACT**  
**Jenny Howell, Commercial Sales & Leasing**  
 478-746-9421 Office  
 786-449-8523 Cell  
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Licensed in Florida and Georgia  
 Also fluent in Spanish and Portuguese



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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 685 North Jeff Davis Drive  
 Fayetteville, GA 30214

**Year Built:** 1978, effective 1998

**Total Size:** 1,169 SF

**Ceiling Height:** 7' - 10'

**Utilities:** Public water, sewer, power

**Frontage:** North Jeff Davis Drive - 143'±

**Parking:** Paved, 25 spaces

**Traffic Count:** North Jeff Davis Drive - 23,400 VPD  
 North Glynn Street - 32,700 VPD  
 Highway 314 - 22,700 VPD

### SITE

**Site Size:** 0.83 Acres

**Parcel ID:** 0531 094

**County:** Fayette

**Zoning:** DMU - Downtown Mixed Use

**Taxes:** \$3,980.83 (2024 est.)

Demographics 2025	3 Mile	5 Miles	10 Miles
Population	28,314	78,437	385,281
Avg HH Income	\$121,907	\$118,294	\$107,817
Median Age	42.6	39.7	37.3

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# Prime Retail/Redevelopment Site in the Highway 85 Corridor

## 685 North Jeff Davis Drive

### Fayetteville, GA 30214



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## AREA INFORMATION

### PROPERTY

The 1,169 SF building includes two offices, a bathroom, and a functional layout featuring two service windows - one configured for drive-thru operations, and one ideal for walk-up customer service. Exterior windows provide strong visibility into the business from the parking area, allowing customers to see activity inside and giving operators clear site visibility as well.

Formerly a Pelican's Snoballs, the property provides flexible use potential with strong consumer traffic from nearby national retailers and established shopping centers. Located at the highly active intersection of Highway 85 and Highway 314, this property offers exceptional visibility, access, and redevelopment potential in the heart of the Highway 85 commercial corridor. Ideal for drive-thru users, coffee concepts, QSR, boutique retail, or professional services.

### LOCATION

Located on North Jeff Davis Drive, with easy access to North Glynn Street (Highway 85). Nearby businesses include IHOP, Chick-fil-A, Applebee's, Tractor Supply, Staples, Krystal, Del Taco, Foot Locker, Food Depot, Walgreens, Kroger, and many more!



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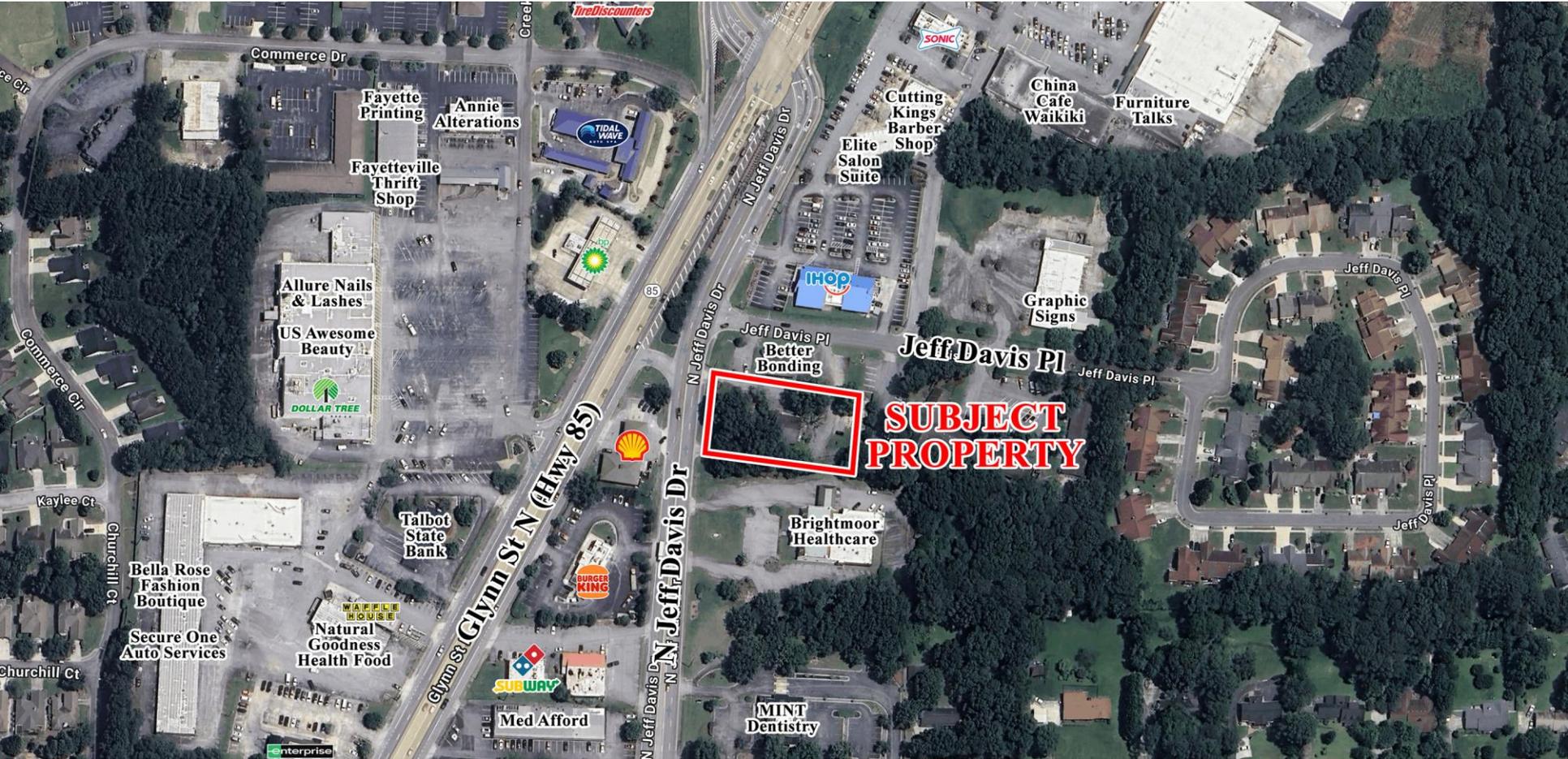


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## AGENT INFORMATION



Fickling & Company, Inc. has been setting the standards for Real Estate Services in southeastern secondary markets since its founding in 1939 as Fickling & Walker, Inc. [Fickling & Company, Inc.](#) is a full-service real estate and development firm headquartered in Macon, GA.

Fickling & Company provides professional commercial real estate consulting to both buyers and sellers, commercial property sales, and commercial property leasing and property management - all under one roof. The Company's heritage includes the development of more than one hundred subdivisions and apartment communities in Middle Georgia, as well as countless commercial developments throughout the Southeast.

Our licensed Commercial Sales and Leasing Agents are the experts in this industry and combined have over 100 years of experience in the commercial real estate business.

### Presented by: Jenny Howell

With over two decades of experience in sales, marketing, and business development, Jenny Howell combines global hospitality expertise with deep commercial real estate insight. Before entering real estate, Jenny was Director of Sales and Marketing for luxury resorts in Miami Beach, where she led diverse teams and managed multimillion-dollar accounts. Her background negotiating with international clients and driving large-scale revenue growth now informs her success in brokerage.

Jenny represents industrial and medical tenants, national franchisees, and institutional landlords, specializing in land sales for commercial and multifamily development. Fluent in English, Spanish (native), and Portuguese, she connects seamlessly across markets and cultures. An active community leader, Jenny serves on the Board of Directors for the Greater Macon Chamber of Commerce, volunteers with Visit Macon, and is a proud member of CCIM (Candidate), ACBR, and GHCC.



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