

Office Buildings Investment Opportunity

302 - 316 Oak Street
Eastman, GA 31023



Summary

Area Info

Aerial



CONTACT

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PROPERTY INFORMATION

BUILDING	
Property Address:	302 - 316 Oak Street Eastman, GA 31023
Year Built:	1982
Total Size:	Two Buildings - 3,841 SF 302 & 304 Oak Street - 2,356 SF 314 & 316 Oak Street - 1,485 SF
Utilities:	All Available
Parking:	Paved, onsite
Traffic Count:	Oak Street - 10,700 Vehicles/Day

SITE			
Site Size:	0.59 Acres		
Parcel ID:	E21 166		
County:	Dodge		
Zoning:	B-2		
Demographics 2026	1 Mile	3 Miles	5 Miles
Population	4,263	8,171	9,962
Avg HH Income	\$70,735	\$68,592	\$70,384
Median Age	41.5	41.6	41.7

SALE PRICE: \$325,000.00

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NOTES

Two professional office buildings located on site. One is 2,356 SF and one is 1,485 SF.

This property is a unique opportunity, ideal for owner/user or investor! One suite is currently available for lease at 316 Oak Street, and one suite is currently leased at 314 Oak Street. 304 Oak Street is available for professional office user or to lease.

LOCATION

Office is located in close proximity to 3rd Street and Main Street, in the heart of downtown Eastman. Nearby businesses include professional offices, auto shops, as well as local and fast-food restaurants.



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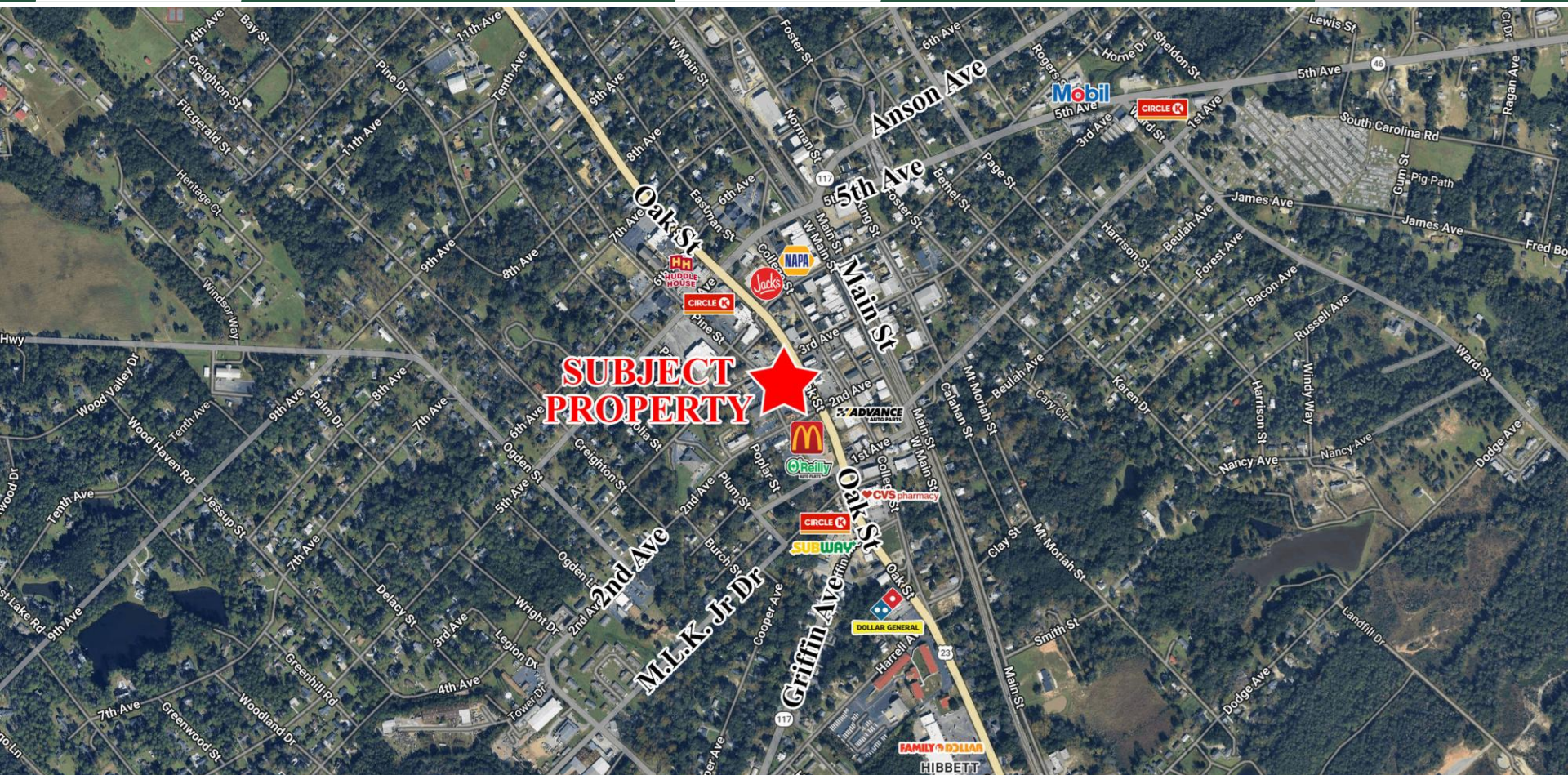
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