

**FOR SALE OR LEASE**  
**Former Huddle House & Tractor Trailer Parking Lot (Rear)**  
**100 Highway 243 (FALL LINE FREEWAY)**  
**Ivey, GA 31031**



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



**CONTACT**

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
[patty@fickling.com](mailto:patty@fickling.com)

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
[trip@fickling.com](mailto:trip@fickling.com)

**Jonathan Schuemann**  
478-746-9421 Office  
561-676-4633 Cell  
[jonathan@fickling.com](mailto:jonathan@fickling.com)



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

FOR SALE OR LEASE  
Former Huddle House & Tractor Trailer Parking Lot (Rear)  
100 Highway 243 (FALL LINE FREEWAY)  
Ivey, GA 31031



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map

PROPERTY INFORMATION

BUILDING

**Property Address:** 100 Highway 243  
Ivey, GA 31031  
**County:** Wilkinson  
**Available:** 2,064 SF  
**Rear Parking:** Leveled and graveled  
**Traffic Count:** Highway 243 – 7,589  
Milledgeville Road – 973  
**Frontage:** 243’ on Highway 243

SITE

**Site Size:** 2± Acres  
**Parcel ID:** 046 012A

| Demographics 2025 | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------|----------|----------|----------|
| Population        | 337      | 3,129    | 4,192    |
| Avg HH Income     | \$53,254 | \$65,817 | \$66,346 |
| Median Age        | 39.2     | 39.5     | 40.0     |

**Former Restaurant: \$2,000/Month**  
**Truck Parking Lot: \$1,600/Month**  
**Owner will consider selling: \$325,000**

CONTACT

**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

**Jonathan Schuemann**  
478-746-9421 Office  
561-676-4633 Cell  
jonathan@fickling.com



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

**FOR SALE OR LEASE**  
**Former Huddle House & Tractor Trailer Parking Lot (Rear)**  
**100 Highway 243 (FALL LINE FREEWAY)**  
**Ivey, GA 31031**



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map

**NOTES**

2,064 SF former Huddle House for lease; ownership will consider a sale. Positioned in the Fall Line Freeway industrial corridor, this site is surrounded by manufacturing, distribution, and service users, but limited nearby restaurant options. Perfect for a commissary/ghost kitchen, catering base, meal-prep operation, or food-truck hub to prep, stage, and dispatch multiple concepts. The property includes an additional leveled, graveled lot available for lease—excellent for truck/trailer parking, food-truck staging, or dry storage. The site is secured and offers a shared driveway for easy in/out circulation. No equipment in place—bring your own lineup and tailor the space to your workflow.

**LOCATION**

The Fall Line Freeway (State Route 540) is a 215-mile-long highway from Columbus, GA to Augusta GA. Also known as the “Middle Georgia Corridor.” Site is just minutes away from both Gordon, GA and Ivey, GA. Nearby businesses include International Paper, Zschimmer and Schwarz, Inc., Sellers Construction, Active Minerals, Industrial Steel and Machinery, ISP Alliance, and industrial businesses.



Lot being used for truck/trailer parking

**CONTACT**

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
[patty@fickling.com](mailto:patty@fickling.com)

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
[trip@fickling.com](mailto:trip@fickling.com)

**Jonathan Schuemann**  
478-746-9421 Office  
561-676-4633 Cell  
[jonathan@fickling.com](mailto:jonathan@fickling.com)



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



**FOR SALE OR LEASE**  
**Former Huddle House & Tractor Trailer Parking Lot (Rear)**  
**100 Highway 243 (FALL LINE FREEWAY)**  
**Ivey, GA 31031**



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



**CONTACT**

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
[patty@fickling.com](mailto:patty@fickling.com)

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
[trip@fickling.com](mailto:trip@fickling.com)

**Jonathan Schuemann**  
478-746-9421 Office  
561-676-4633 Cell  
[jonathan@fickling.com](mailto:jonathan@fickling.com)



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

**FOR SALE OR LEASE**  
**Former Huddle House & Tractor Trailer Parking Lot (Rear)**  
**100 Highway 243 (FALL LINE FREEWAY)**  
**Ivey, GA 31031**



Summary

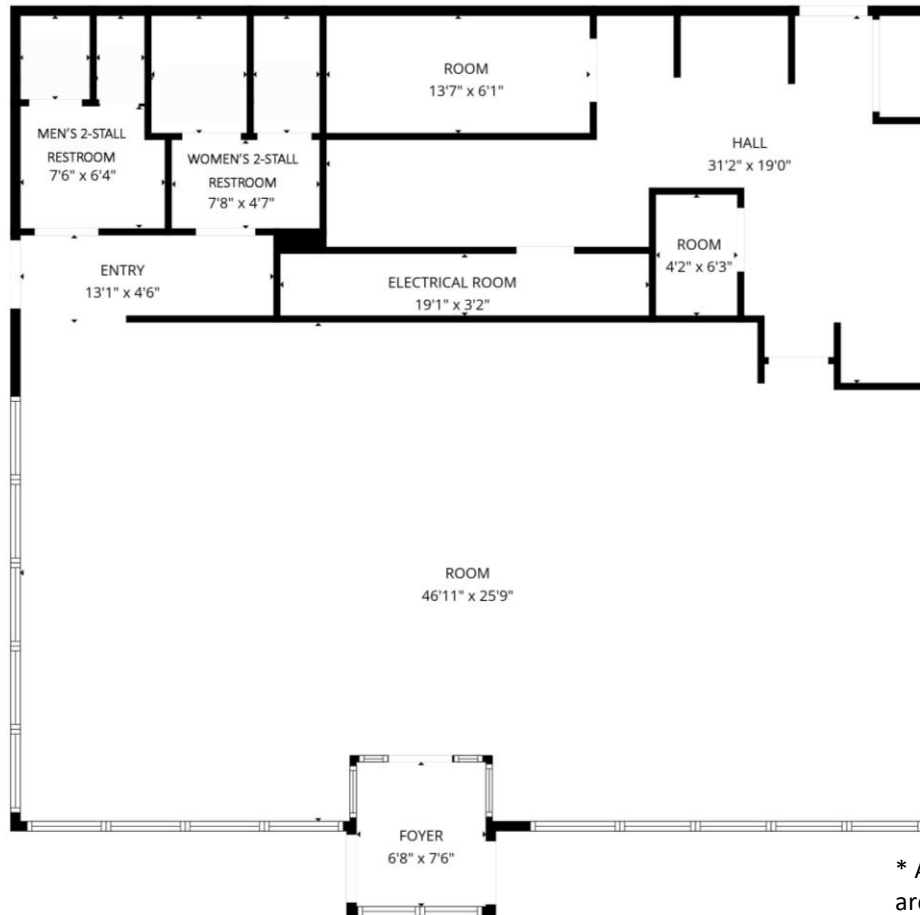
Area Info

Photos

Floor Plans

Aerial

Site Map



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

**CONTACT**

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
[patty@fickling.com](mailto:patty@fickling.com)

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
[trip@fickling.com](mailto:trip@fickling.com)

**Jonathan Schuemann**  
478-746-9421 Office  
561-676-4633 Cell  
[jonathan@fickling.com](mailto:jonathan@fickling.com)



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



**FOR SALE OR LEASE**  
**Former Huddle House & Tractor Trailer Parking Lot (Rear)**  
**100 Highway 243 (FALL LINE FREEWAY)**  
**Ivey, GA 31031**



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



**CONTACT**

**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

**Jonathan Schuemann**  
478-746-9421 Office  
561-676-4633 Cell  
jonathan@fickling.com



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



**FOR SALE OR LEASE**  
**Former Huddle House & Tractor Trailer Parking Lot (Rear)**  
**100 Highway 243 (FALL LINE FREEWAY)**  
**Ivey, GA 31031**



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



**CONTACT**

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
[patty@fickling.com](mailto:patty@fickling.com)

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
[trip@fickling.com](mailto:trip@fickling.com)

**Jonathan Schuemann**  
478-746-9421 Office  
561-676-4633 Cell  
[jonathan@fickling.com](mailto:jonathan@fickling.com)



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