

# RESTAURANT FOR SALE OR LEASE

106 Walmart Road  
Eatonton, GA 31024



**Lot Size:** 1.07 acres  
**Building Size:** 3,100 sf  
**Frontage:** 285' (Hwy 441), 184' (Hwy 129)  
**Depth:** 247'  
**Utilities:** All available  
**Taxes:** \$12,000 (estimated)  
**Parking:** 35 paved parking spots  
**Topography:** Level  
**Year Built:** 2010  
**Zoning:** Commercial  
**Traffic:** 9,540 vehicles per day - Hwy 441, 9,850 vehicles per day - Hwy 129  
**Neighbors:** Walmart, Verizon, Dairy Queen, and Dollar Tree  
**Notes:**

2018 Demographics	5 Miles	10 Miles	20 Miles
Population	8,424	19,377	79,468
Avg. HHI	\$54,465	\$63,089	\$67,154
Median Age	39	42.9	40.6

- Fully Equipped
- Property has great visibility on the pin corner.
- Ideal for Yum Brand or any other restaurant concept.
- This building could also be freestanding retail
- New LED Interior, Exterior and Parking Lot Lighting
- Owner will consider a long term lease

~~**Sale Price: \$1,250,000**~~

**Reduced Price: \$975,000**

**FOR MORE  
INFORMATION  
CONTACT**

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577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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## AERIAL



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