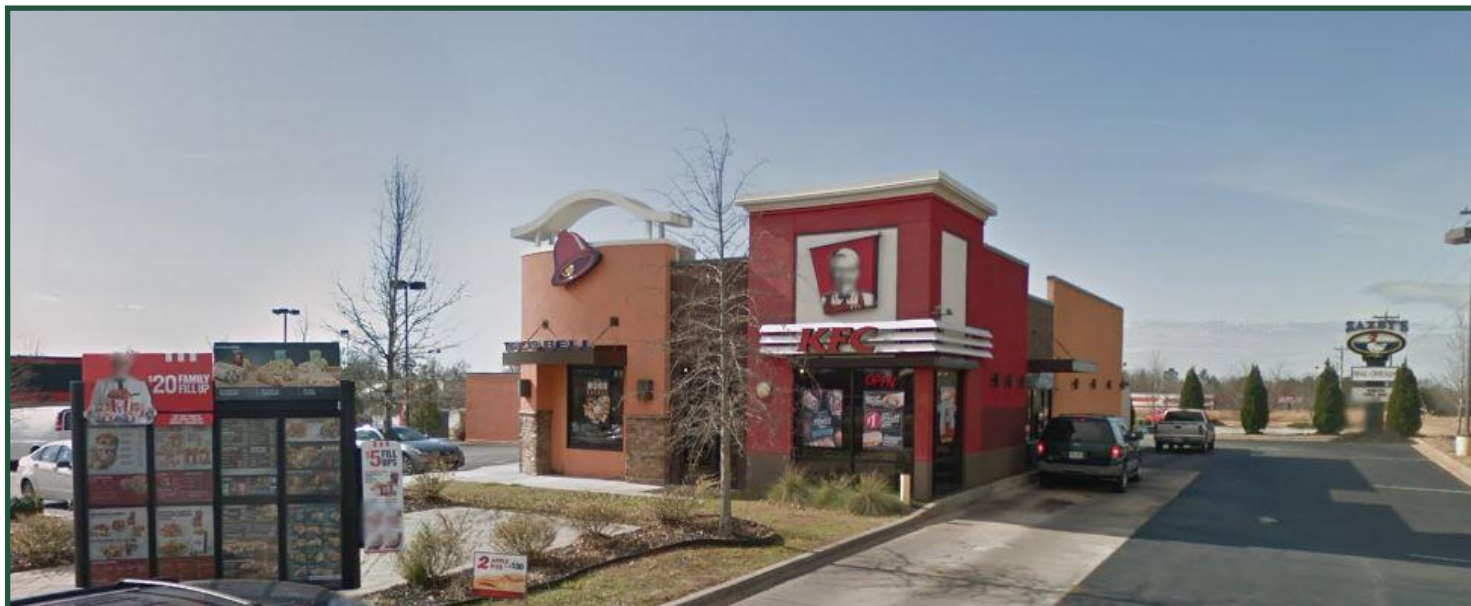


RESTAURANT FOR SALE OR LEASE

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:

2017 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: \$1,100,000

**FOR MORE
INFORMATION
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AERIAL



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