

Church and Office Campus FOR SALE

2778 Highway 257
Dublin, GA 31021



Lot Size: 18 acres

Building Size: 2 Buildings consisting of:

- 6,000 sf (Built 1998) 2 Story
1st Level - Reception area, 7 offices/classrooms, meeting room & 2 restrooms
2nd Level - 6 offices/classrooms & 2 restrooms
- 16,151 sf - 7 offices/classrooms, large offices suitable for training, meeting rooms and conference room, 5 restrooms

Frontage: 630'

Sanctuary: Seats 250

Utilities: All available

Parking: 168 shared spaces

Year Built: 1989 & 1998

Zoning: P

Topography: Above road grade

Traffic: 10,700 VPD

Neighbors: Fred's Distribution Center, VNS Building Supply, Best Buy Distribution Center, Fairview Hospital

Notes:

- Located on Highway 257 less than 1 mile to I-16
- Acreage can be divided
- Ideal location for church or school campus

2018 Demographics	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
Population	5,569	22,202	37,851
Median Age	43.7	38.2	37.9
Average HH Income	\$68,778	\$53,266	\$55,152

Reduced Price: \$875,000
~~Sales Price: \$950,000~~

**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

georgiacommercialrealestate.net | commercial.fickling.com

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

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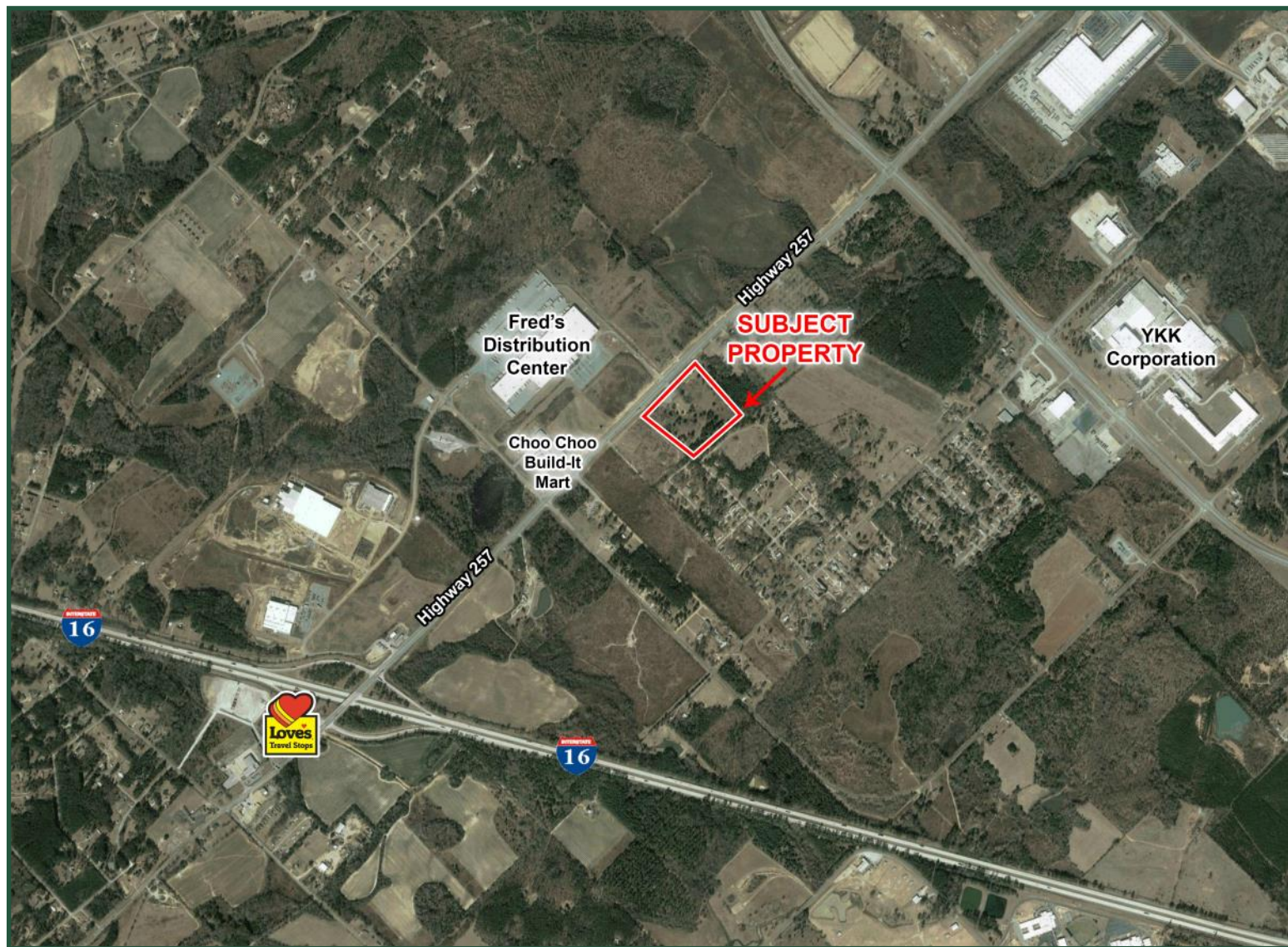
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