

# FORMER VERIZON/RESTAURANT

102 Walmart Drive  
Eatonton, GA 31024

 **FICKLING  
& COMPANY**  
A Full Service Real Estate Company  
[commercial.fickling.com](http://commercial.fickling.com)

# REDUCED!



**Building Size:** 3,118 sf  
**Lot Size:** 1± acres  
**Frontage:** 200±  
**Utilities:** All available  
**Est. Taxes:** \$9,946.54  
**Parking:** 38 paved parking spots

**Topography:** Level  
**Year Built:** 2005  
**Zoning:** C-2 PUD  
**Traffic:** 9,540 vehicles per day - Hwy 441  
9,850 vehicles per day - Hwy 129

**Neighbors:** Super Walmart, Auto Zone, Huddle House, Zaxby's, Ingles, Dairy Queen, Dollar Tree, and Putnam County Industrial Park

**Location:** Located at the corner of Hwy 441 N and Hwy 129 in the City of Eatonton, outparcel at Super Walmart.

# MOVE-IN SPECIAL!

### Formerly:

Former Wendy's dining room converted to Verizon showroom. Rear kitchen area still in turnkey restaurant condition.

### Amenities include:

- Tile floors with drains
- 2 Drive-in windows
- Walk-in cooler & freezer
- HVAC system
- Electrical panels in place
- Office area
- 2 Restrooms

## Lease Price: \$16.00 NNN

~~Sale Price: \$780,000~~      **REDUCED Price: \$695,000**

**FOR MORE  
INFORMATION  
CONTACT**

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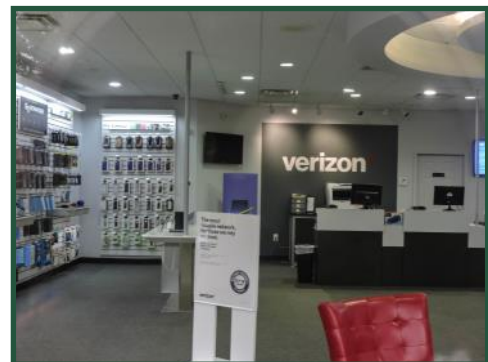
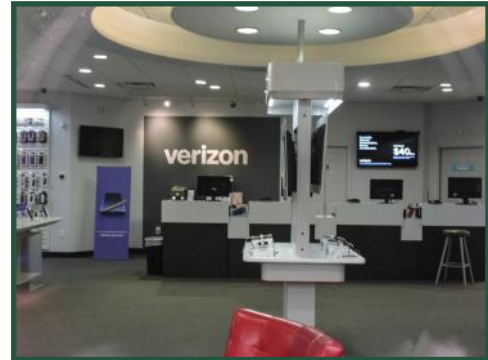
577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015  
This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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## AERIAL



2019 Demographics	5 Miles	10 Miles	20 Miles
Population	8,364	19,163	82,312
Avg. HHI	\$48,121	\$60,421	\$67,034
Median Age	38.9	43.3	41.4

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