



pointe south
COMMERCIAL REAL ESTATE SERVICES

TURN-KEY GROCERY STORE FOR LEASE

140 WEST DYKES STREET, COCHRAN, GA

HIGH VISIBILITY LOCATION

STRONG COMMUNITY

TURN-KEY OPPORTUNITY

IMMEDIATE OCCUPANCY



PROPERTY OVERVIEW



29,000 SF
TOTAL SPACE



\$12.00/SF NNN
LEASE RATE



140 WEST DYKES
STREET
COCHRAN, GA



TURN-KEY
GROCERY STORE
FULLY EQUIPPED



INCLUDES ALL
SHELVING, COOLERS,
CASH REGISTERS,
AND EQUIPMENT



IMMEDIATE
OCCUPANCY
READY FOR
BUSINESS



THE OPPORTUNITY

- Fully built-out, turn-key grocery store available for immediate occupancy
- All shelving, coolers, freezers, cash registers, and equipment included
- Spacious 29,000 SF layout ideal for grocery operators
- High visibility, easy access location on W Dykes Street
- Ample parking for customers and deliveries
- Excellent opportunity to step into a fully operational space and start serving the community



MARKET HIGHLIGHTS

- Cochran is the County Seat of Bleckley County
- Located in the heart of Middle Georgia with strong community support
- Growing population and surrounding rural trade area
- Strong demand for grocery and essential retail services
- Convenient access to major thoroughfares connecting to Dublin, Eastman, and Macon



INDUSTRY OVERVIEW

- The grocery industry remains one of the most recession-resistant sectors
- U.S. grocery sales exceeded \$1.1 trillion in 2023 and continue to grow
- Consumers prioritize convenience, value, and fresh food options
- Grocery-anchored locations drive consistent traffic and revenue
- Essential business category with year-round demand



COCHRAN MARKET SNAPSHOT

COCHRAN,
GEORGIA



4,500+
POPULATION

Strong local
customer base
with steady growth



\$49,000+
AVG HH INCOME

Competitive income
levels supporting
retail spending



\$155M+
CONSUMER SPENDING

Annual consumer
spending in the
trade area



9,000+
VPD

Traffic exposure
along W Dykes
Street



GROWING
TRADE AREA

Surrounded by rural
communities with
strong demand

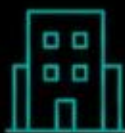
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EASY TO LEASE

No NDA required.

Contact us today to
schedule a showing
or for more information.