

LEASE

COMMERCIAL / RETAIL BUILDING

6377 OAK ST.
EASTMAN GA 31023

LEASE RATE: \$6 / PSF



PATRICK BARRY
ASSOCIATE BROKER
pbarry@cbcgeorgia.com
Cell: (478) 718-1806
Office: (478) 746-8171
990 Riverside Drive
Macon GA 31201



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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PROPERTY OVERVIEW:

- 13,496± SF Commercial Building / Retail / Storefront
- Ceiling Height: 18' ceiling eve height ; 14' side eve height
 - 10' x 10' Roll-up Door
 - 250A 3-Phase power
 - 2.83 acres
 - 30' x 25' Bay Spacing
- ~ 10,300 Vehicles per Day (Oak St.)
- Neighbors include Zaxby's, Harvey's Supermarket, Dodge County Middle and High School, Captain D's, Dollar General, and more!

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OFFERING SUMMARY

Available SF:	13,496± SF Total
Lot Size:	2.83± Acres
Year Built:	2009
Ceiling Height:	18' center eve height ; 14' side eve height
Loading Dock / Shop:	7,254 SF
Zoning:	C-3
Roll-up Door:	10' x 10'
Utilities:	All public utilities service the site.
Parking:	15+/- spaces in front & more on west side

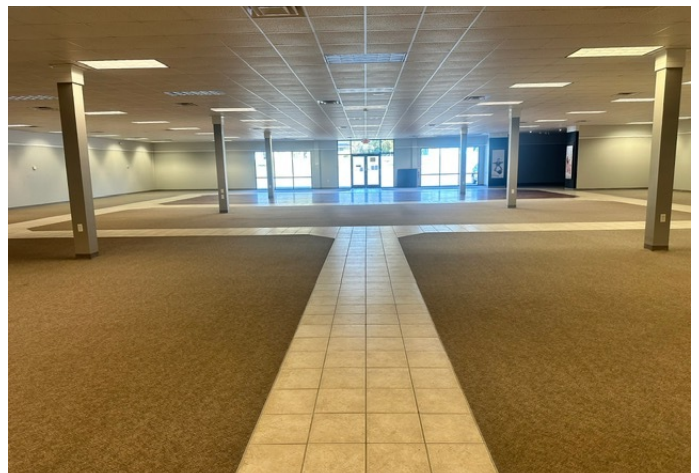
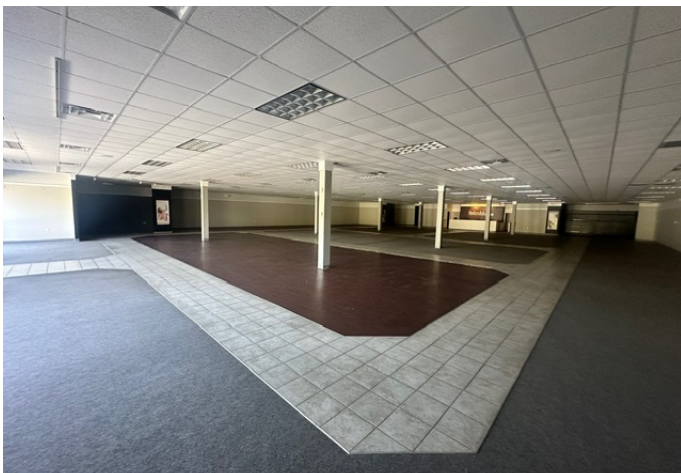
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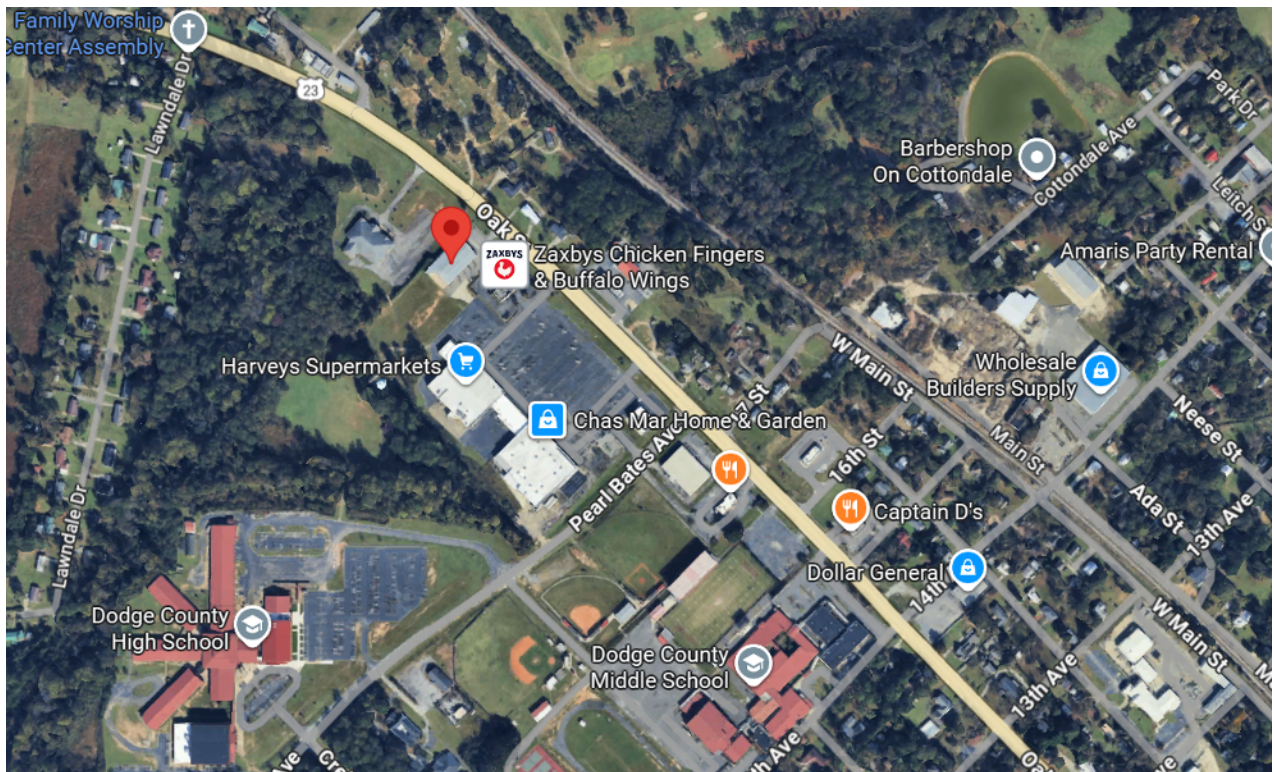
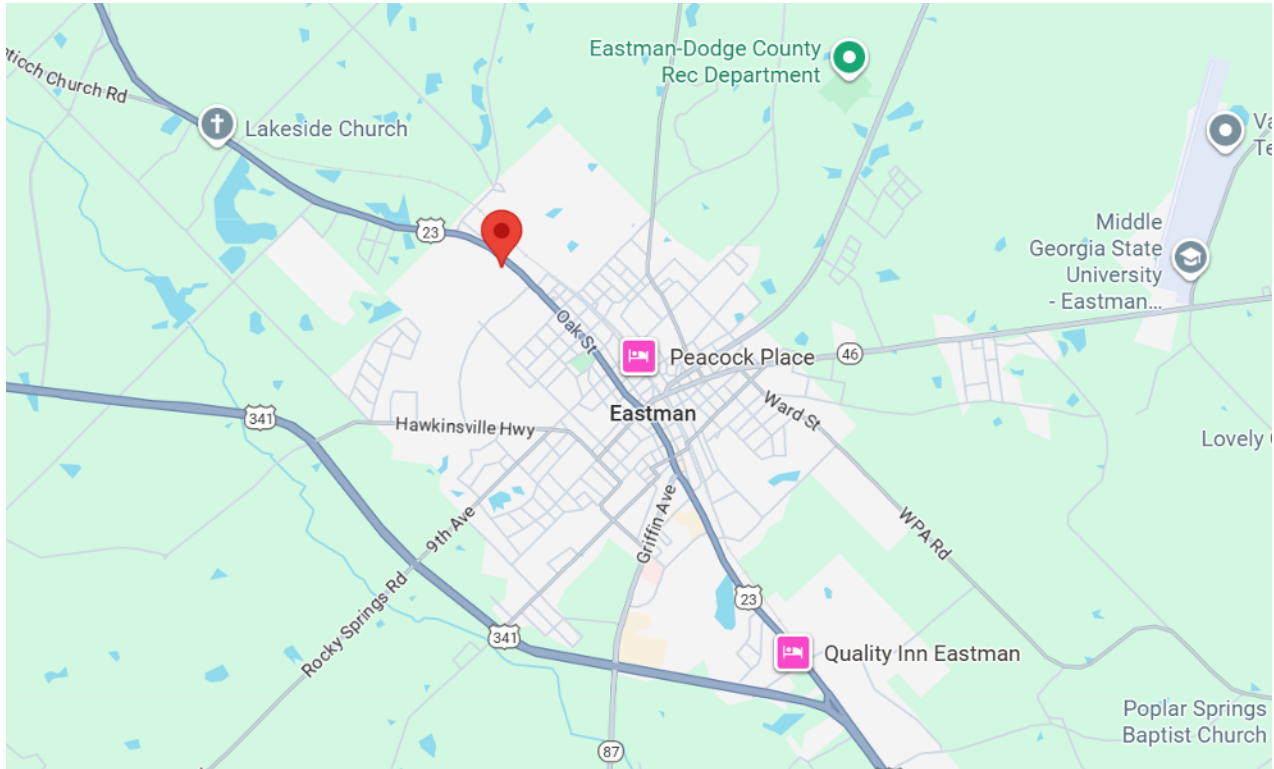
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KEY FACTS

10,921

Population



Average Household Size

41.8

Median Age

\$44,742

Median Household Income

EDUCATION

12%

No High School Diploma



40%
High School Graduate



27%
Some College



21%
Bachelor's/Grad/Prof Degree

BUSINESS



440

Total Businesses



5,304

Total Employees

EMPLOYMENT



White Collar

60%



Blue Collar

29%



Services

11%



Unemployment Rate

INCOME



\$44,742

Median Household Income



\$26,496

Per Capita Income



\$60,574

Median Net Worth

2025 Households By Income (Esri)

The largest group: <\$15,000 (19.8%)

The smallest group: \$150,000 - \$199,999 (4.5%)

Indicator ▲	Value	Diff	
<\$15,000	19.8%	+3.1%	<div style="width: 19.8%;"></div>
\$15,000 - \$24,999	8.2%	-0.6%	<div style="width: 8.2%;"></div>
\$25,000 - \$34,999	11.4%	+1.0%	<div style="width: 11.4%;"></div>
\$35,000 - \$49,999	15.5%	-0.6%	<div style="width: 15.5%;"></div>
\$50,000 - \$74,999	15.6%	+0.2%	<div style="width: 15.6%;"></div>
\$75,000 - \$99,999	8.0%	-2.5%	<div style="width: 8.0%;"></div>
\$100,000 - \$149,999	12.2%	-0.8%	<div style="width: 12.2%;"></div>
\$150,000 - \$199,999	4.5%	-0.7%	<div style="width: 4.5%;"></div>

Bars show deviation from

Dodge County ▼