



Franklin Street

Offering Memorandum



VACANT WENDY'S

6121 Oak St, Eastman, GA 31023-8940

1996 Year Built

1.19 AC

CONTACT US

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CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

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VACANT WENDY'S

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1996 Year Built

OFFER SUMMARY

SALE PRICE: \$600,000

6121 OAK ST, EASTMAN, GA 31023-8940

Year Built	1996
Square Feet	3,168
Lot Size	1.19 Acres



INVESTMENT HIGHLIGHTS



- Move-in-ready, second-generation restaurant with drive-thru in place. The existing drive-thru lane and restaurant infrastructure are built and operational, allowing an operator to plug in and open without the cost, timeline, or buildout of a ground-up project. Most recently operated as a restaurant into early 2026, so the asset shows well and is ready for immediate use.



- Offered well below replacement cost. New freestanding QSR construction runs \$400 to \$600+/SF before land. This delivers a 3,168 SF building on a ±1.191-acre parcel at a fraction of that cost, creating immediate equity in the basis for an owner-user or investor.



- Ideal owner-user opportunity. Delivered for immediate occupancy, letting an operator own and build equity rather than rent.



- Captive, built-in customer base. Directly adjacent to Dodge County High School (875+ students), Dodge County Middle School (600 students), and Memorial Stadium, home of the Dodge County Indians, generating consistent daily and event-driven traffic at the door.



- Proven retail and QSR corridor on US-23. ±182 feet of frontage along Oak Street/U.S. Highway 23 at ±10,192 VPD, with dual access via Pearl Bates Avenue and 49 on-site parking spaces. Surrounded by McDonald's, Popeyes, Zaxby's, Captain D's, CVS, Walmart, and Dollar General, national tenants that have already validated the trade area.



- Flexible B-1 zoning on ±1.19 acres. Neighborhood Business District zoning supports a wide range of restaurant, retail, medical, and service uses, with excess land and parking rarely available on an infill pad.



- Adjacent to Middle Georgia State University's Eastman aviation campus, the University System of Georgia's only flight school, part of an 8,000+ student university drawing a steady, year-round base into a market with limited QSR competition.

PROPERTY DETAILS

LOCATION INFORMATION

Building Name	Vacant Wendy's
Street Address	6121 Oak St
City, State, Zip	Eastman, GA 31023-8940
County	Dodge County

BUILDING INFORMATION

Building Size	3,168 SF
Year Built	1996

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Lot Size	1.19 Acres
APN #	E0170-00000-028-000



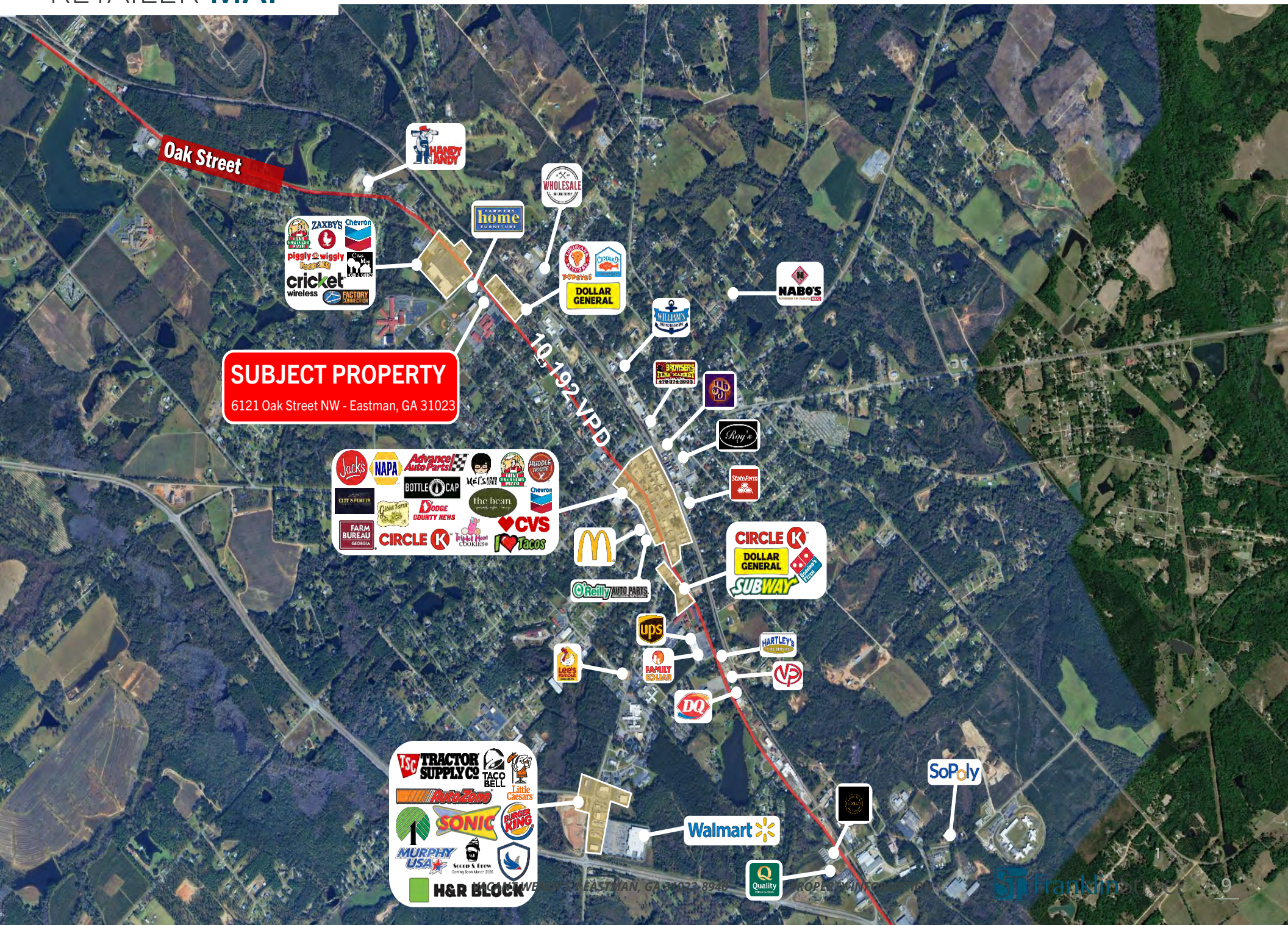
AERIAL VIEW (NORTH)



AERIAL VIEW (SOUTH)



RETAILER MAP



PROPERTY PHOTOS



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VACANT WENDY'S

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LOCATION OVERVIEW

ABOUT EASTMAN

Eastman is the county seat of Dodge County and the commercial, governmental, and healthcare hub for a rural South Georgia trade area within the Macon DMA. Positioned at the junction of U.S. Highway 341 and U.S. Route 23 and served by the Norfolk Southern Railway, the city is the primary destination for shopping, services, and employment across Dodge County and the surrounding region, roughly an hour south of Macon.

The local economy is anchored by stable, non-cyclical institutional employment. Major drivers include Dodge County Hospital, the Dodge County school system, multiple state correctional facilities, an established manufacturing and wood-products base, and Walmart as the dominant retail anchor. Eastman also holds a distinction rare for a market its size: it is home to the Heart of Georgia Regional Airport and Middle Georgia State University's Eastman aviation campus, the only flight-training and airport-management program in the University System of Georgia and part of a university serving 8,000+ students. Together they create a unique economic anchor and a year-round student-and-workforce pipeline that imports outside demand into the trade area.

As the retail and service center for the county, Eastman concentrates daily-needs demand along its established U.S. 23 commercial corridor, where national tenants including McDonald's, Popeyes, Zaxby's, Captain D's, CVS, Walmart, and Dollar General have already validated the market. With approximately 5,500 residents in the city, a median household income above \$67,000, and short average commute times, Eastman offers a captive consumer base, limited competition, an affordable cost structure, and the small-town quality of life that

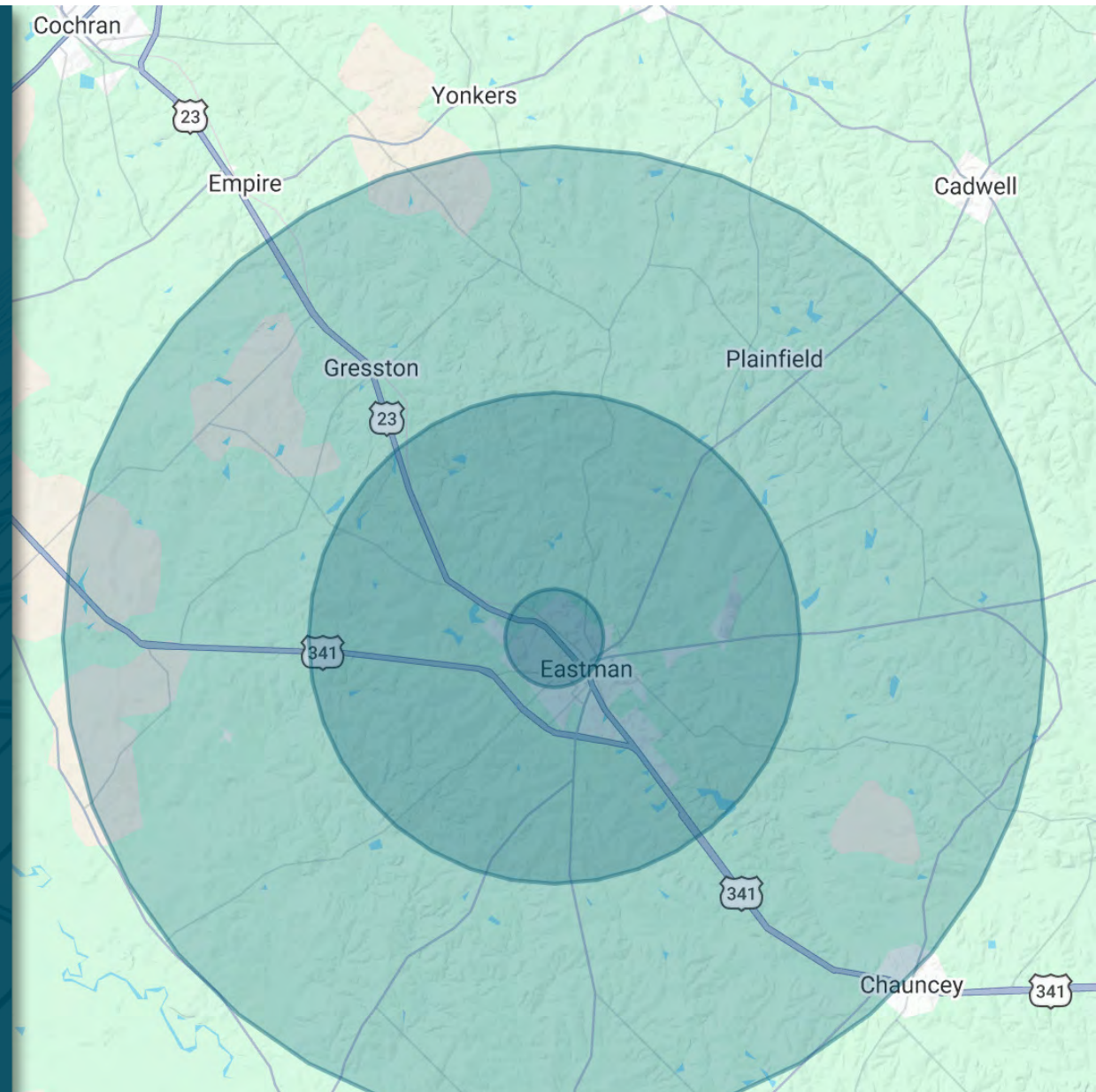


AREA OVERVIEW

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
POPULATION			
Total population	1,531	8,526	15,173
Median age	48.2	42.8	41.7
Median age (Male)	42.2	35.8	38.9
Median age (Female)	49.6	47.2	44.5
HOUSEHOLDS & INCOME			
Total households	566	3,072	5,379
# of persons per HH	2.7	2.8	2.8
Average HH income	\$92,188	\$67,473	\$67,677
Average house value	\$132,418	\$131,571	\$141,077

* Demographic data derived from 2020 ACS - US Census



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