

Prime Retail/Redevelopment Site in the Highway 85 Corridor
685 North Jeff Davis Drive
Fayetteville, GA 30214



Summary

Area Info

Photos

Aerial

Agent Info



REDUCED: \$609,000.00 SALE PRICE: ~~\$625,000.00~~

CONTACT

Jenny Howell, Commercial Sales & Leasing
478-746-9421 Office
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Licensed in Florida and Georgia
Also fluent in Spanish and Portuguese



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PROPERTY INFORMATION

BUILDING

Property Address: 685 North Jeff Davis Drive
 Fayetteville, GA 30214

Year Built: 1978, effective 1998

Total Size: 1,169 SF

Ceiling Height: 7' - 10'

Utilities: Public water, sewer, power

Frontage: North Jeff Davis Drive - 143'±

Parking: Paved, 25 spaces

Traffic Count: North Jeff Davis Drive - 23,400 VPD
 North Glynn Street - 32,700 VPD
 Highway 314 - 22,700 VPD

SITE

Site Size: 0.83 Acres

Parcel ID: 0531 094

County: Fayette

Zoning: DMU - Downtown Mixed Use

Taxes: \$3,980.83 (2024 est.)

Demographics 2025	3 Mile	5 Miles	10 Miles
Population	28,314	78,437	385,281
Avg HH Income	\$121,907	\$118,294	\$107,817
Median Age	42.6	39.7	37.3

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AREA INFORMATION

PROPERTY

The ±1,169 SF building features two offices, a restroom, and an efficient layout with two service windows. Large exterior windows provide excellent visibility from the parking area, allowing customers to easily see inside while giving operators clear sightlines across the site. No kitchen on site.

Formerly a Pelican's Snoballs, the property provides flexible use potential with strong consumer traffic from nearby national retailers and established shopping centers. Located at the highly active intersection of Highway 85 and Highway 314, this property offers exceptional visibility, access, and redevelopment potential in the heart of the Hwy 85 commercial corridor. Ideal for standalone retail users, personal services, restaurants, or professional services.

LOCATION

Located on North Jeff Davis Drive, with easy access to North Glynn Street (Highway 85). Nearby businesses include IHOP, Chick-fil-A, Applebee's, Tractor Supply, Staples, Krystal, Del Taco, Foot Locker, Food Depot, Walgreens, Kroger, and many more!



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Building And Outdoor Seating Area



Road Frontage View



Signage And Building



Visibility On North Jeff Davis Drive



Visibility To Highway 85

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Former Drive Thru



Ample Rear Parking



Ample Side Parking



Former Drive Thru and Rear Parking



Rear and Side Parking

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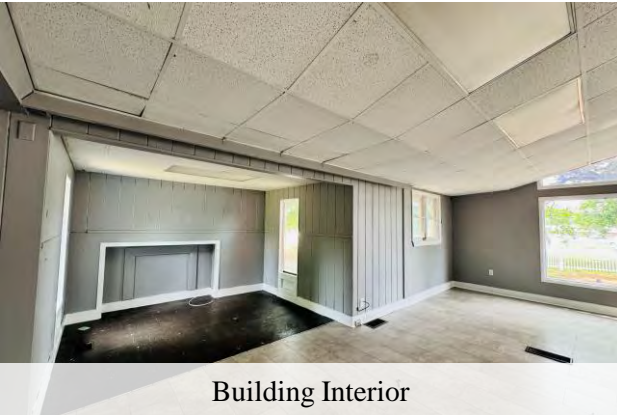
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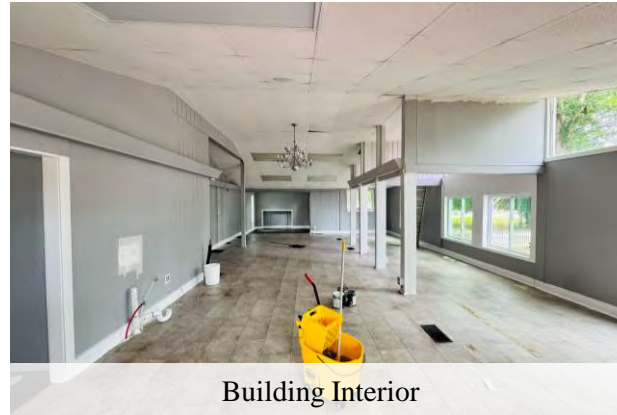
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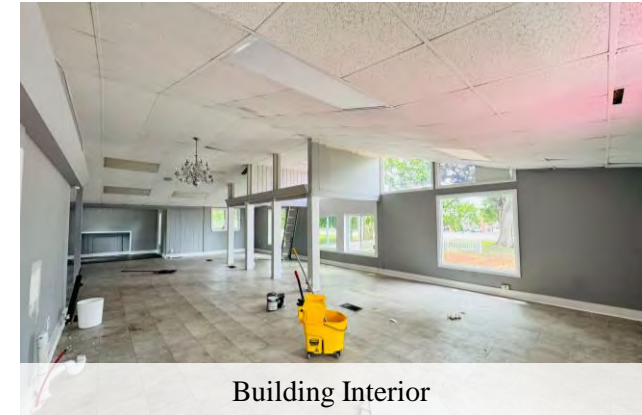
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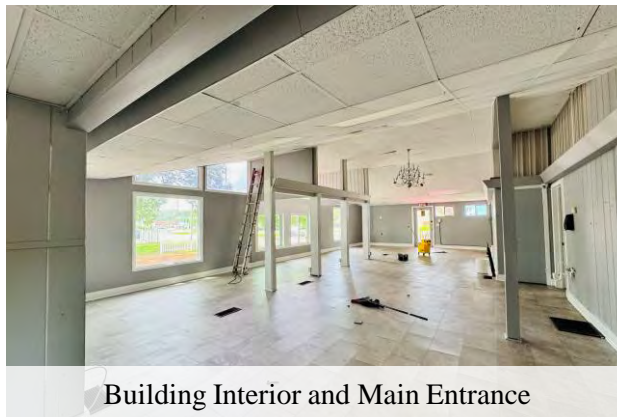
Building Interior



Building Interior



Building Interior



Building Interior and Main Entrance



Building Interior

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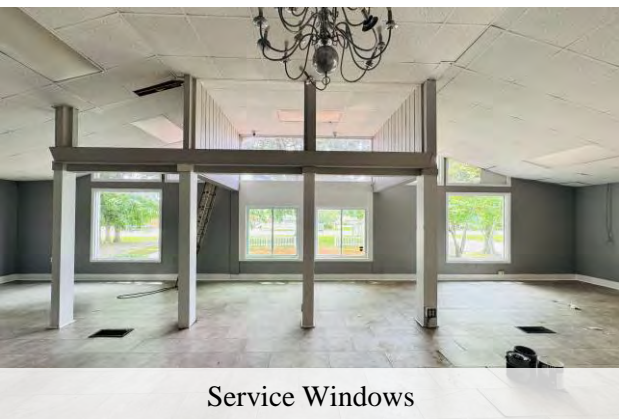
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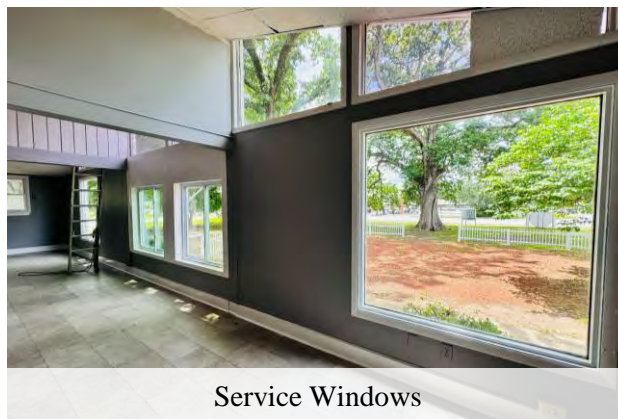
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Service Windows



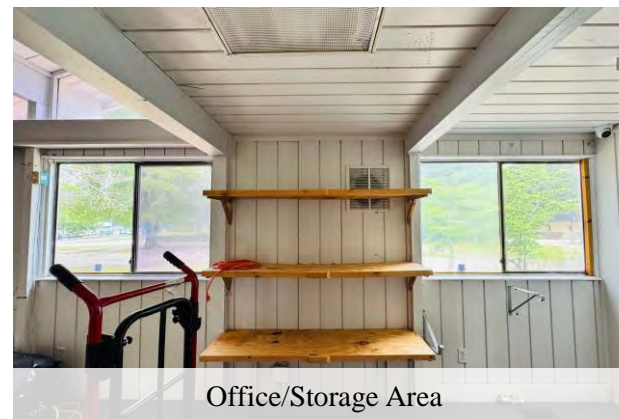
Service Windows



View From Service Windows



Office/Storage Area



Office/Storage Area

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Office Space 2 and Exit



Office Space 2



Second Floor Storage Space



Second Floor Storage Space



Second Floor Storage Space

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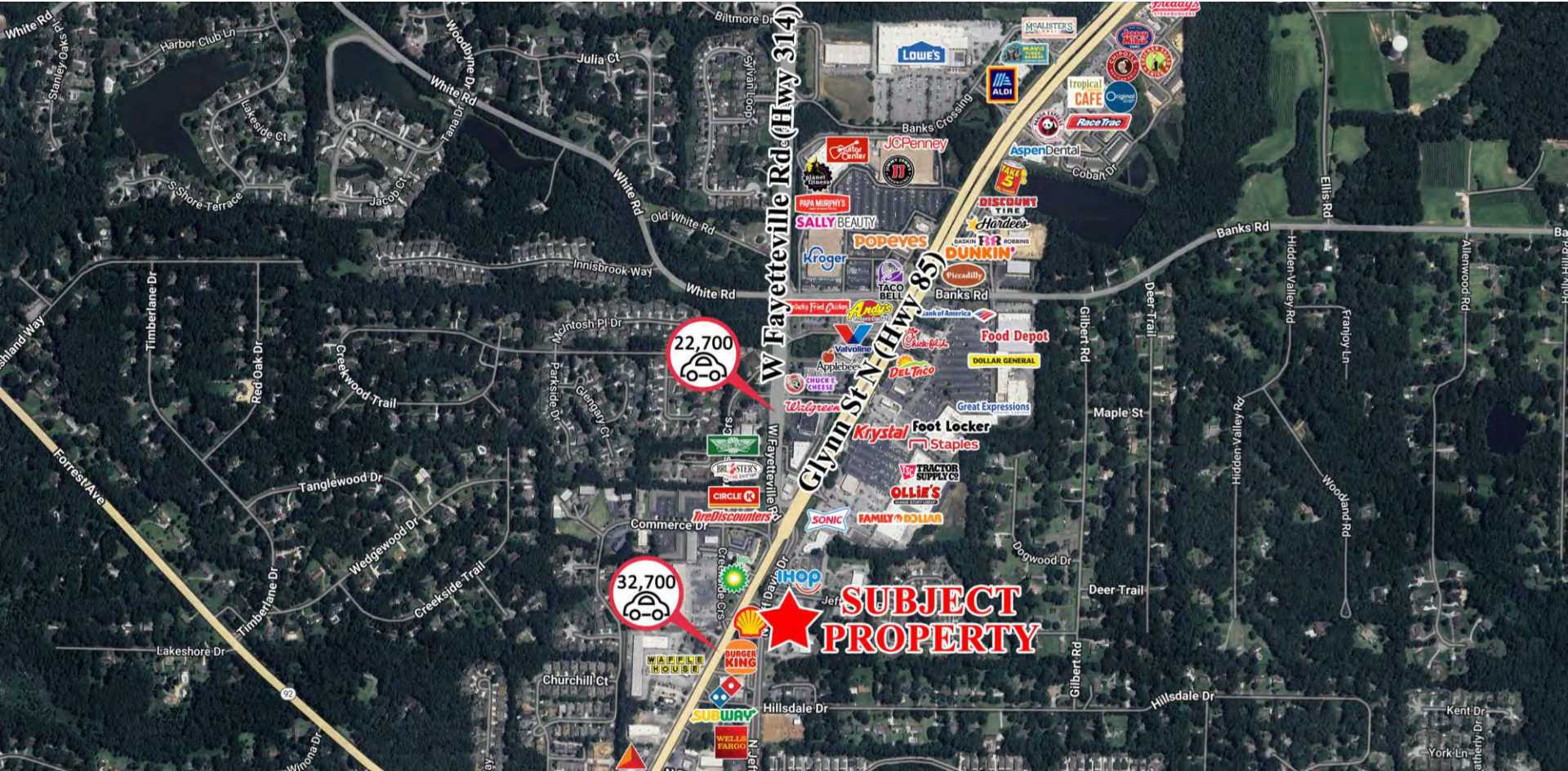


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AGENT INFORMATION



Fickling & Company, Inc. has been setting the standards for Real Estate Services in southeastern secondary markets since its founding in 1939 as Fickling & Walker, Inc. [Fickling & Company, Inc.](#) is a full-service real estate and development firm headquartered in Macon, GA.

Fickling & Company provides professional commercial real estate consulting to both buyers and sellers, commercial property sales, and commercial property leasing and property management - all under one roof. The Company's heritage includes the development of more than one hundred subdivisions and apartment communities in Middle Georgia, as well as countless commercial developments throughout the Southeast.

Our licensed Commercial Sales and Leasing Agents are the experts in this industry and combined have over 100 years of experience in the commercial real estate business.

Presented by: Jenny Howell

With over two decades of experience in sales, marketing, and business development, Jenny Howell combines global hospitality expertise with deep commercial real estate insight. Before entering real estate, Jenny was Director of Sales and Marketing for luxury resorts in Miami Beach, where she led diverse teams and managed multimillion-dollar accounts. Her background negotiating with international clients and driving large-scale revenue growth now informs her success in brokerage.

Jenny represents industrial and medical tenants, national franchisees, and institutional landlords, specializing in land sales for commercial and multifamily development. Fluent in English, Spanish (native), and Portuguese, she connects seamlessly across markets and cultures. An active community leader, Jenny serves on the Board of Directors for the Greater Macon Chamber of Commerce, volunteers with Visit Macon, and is a proud member of CCIM (Candidate), ACBR, and GHCC.



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