

RETAIL BUILDING FOR SALE OR LEASE

411 Pea Ridge Road
Eatonton, GA 31024



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



REDUCED: \$575,000.00 | ~~SALE PRICE: \$600,000.00~~
LEASE RATE: \$18.00/SF NNN

CONTACT

Jonathan Schuemann
478-746-9421 Office
561-676-4633 Cell
jonathan@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
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577 Mulberry St, Suite 1100
Macon, GA 31201
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<https://commercial.fickling.com>

PROPERTY INFORMATION

BUILDING	
Property Address:	411 Pea Ridge Road Eatonton, GA 31024
County:	Putnam
Total Size:	2,250± SF
Year Built:	2010, Remodeled 2020
Taxes:	\$1,522.34 (2025 est.)
Utilities:	All Available
Parking:	Ample, paved
Traffic Count:	Pea Ridge Road - 5,206 VPD

SITE			
Site Size:	1± AC		
Parcel ID:	089 005		
Zoning:	C-2		
Demographics 2026	3 Mile	5 Miles	10 Miles
Population	2,183	5,221	29,787
Avg HH Income	\$85,487	\$100,036	\$113,213
Median Age	50.9	51.5	46.3

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SITE

This 2,250 SF freestanding retail building provides a unique opportunity for a business owner or owner-user to serve the Lake Sinclair, Eatonton, and Lake Oconee markets from one location! Property has water, septic, and electric to site, and is zoned C-2. Ample parking available, lot is partially paved, the remainder is gravel. Lot is fully fenced. Property is restricted from use as a convenience store or gas station.

LOCATION

Property located on the highly visible corner of Pea Ridge Road and MLK Jr Drive. In established, rapidly growing, commercial corridor with an attractive customer base for businesses selling products or services to homeowners, lake residents, and recreational users. Convenient to Lake Oconee, 1 mile from Lake Sinclair, and 6 miles from downtown Eatonton. Nearby businesses include TCH WaterSports, Allison's Custom Cabinets, Dollar General, and Citgo.

HIGHLIGHTS

- 2,250 SF Freestanding building on 1 Acre corner lot
- Ample parking
- Fully fenced property
- Existing reception/customer service area
- Excellent outdoor display or equipment-storage potential
- Large open showroom/work area, multiple rooms/offices, and two restrooms
- Ability to control the entire property rather than share a shopping center

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Property suitable for:

- Golf Cart Sales & Service
- Boat & Marine related businesses
- ATV/UTV Sales & Service
- Outdoor Recreation
- Landscape/Hardscape Companies
- Pool/Spa Businesses
- Contractor Showroom
- And many others

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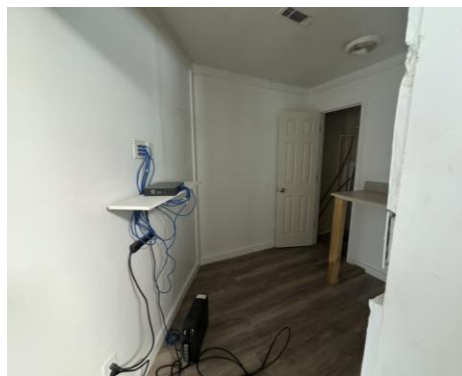
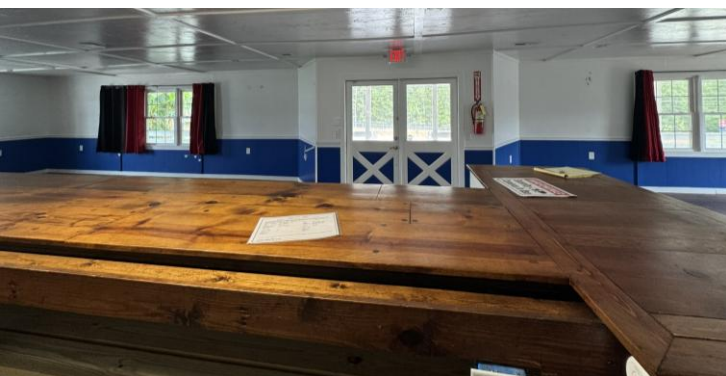
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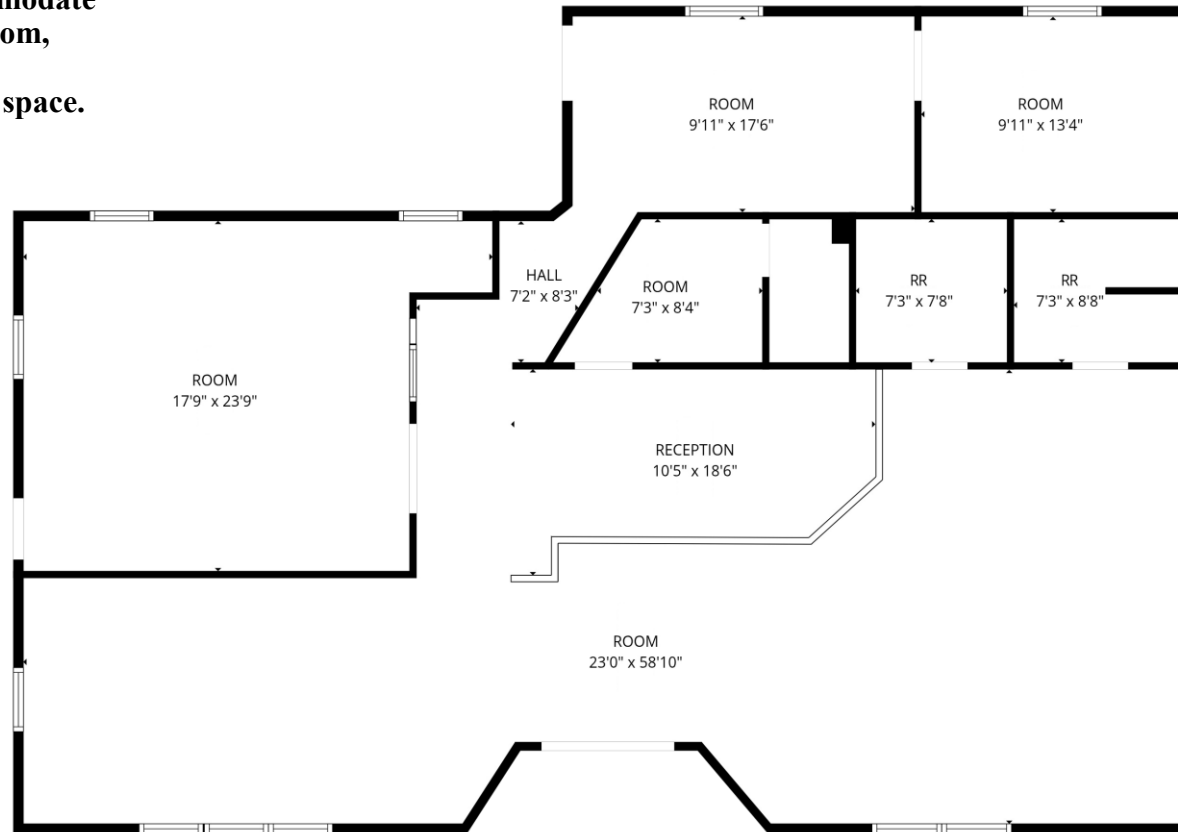
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Floor plans could accommodate a combination of showroom, office, customer service, storage, and operational space.



*All measurements and all calculations of area are approximate, may not be to scale, and are not guaranteed

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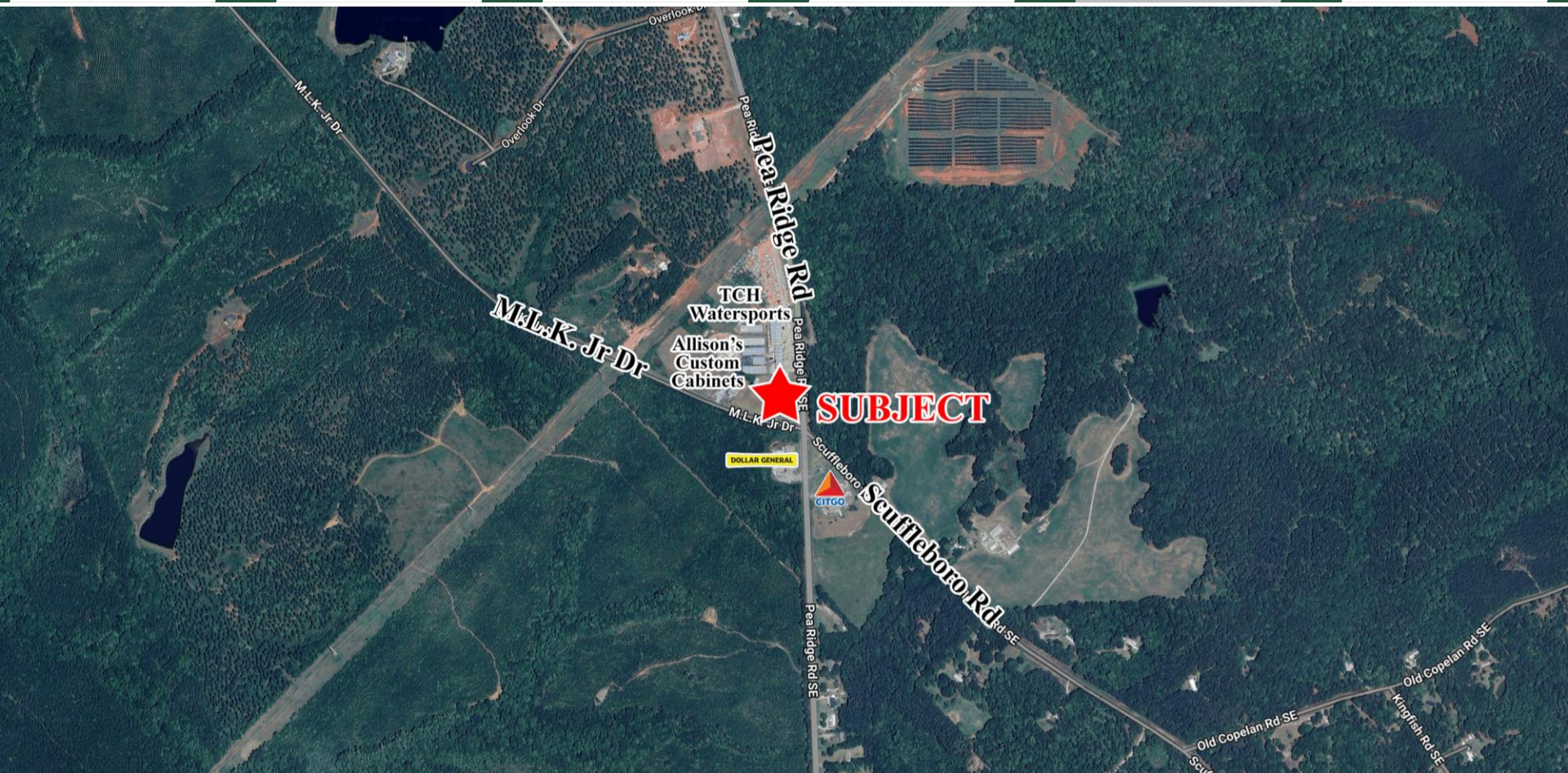
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