

# RETAIL BUILDING FOR SALE

1291 PINE STREET  
UNADILLA, GA 31091  
DOOLY COUNTY

±8,000 SF  
±0.87 ACRE

ASKING PRICE:  
**\$595,000**



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## PROPERTY INFORMATION

- ±8,000 SF
- Former Family Dollar
- Year built: 2012
- Road frontage: Approximately 163' US Hwy 41 (Pine Street)
- Separate loading zone for storage
- Ceiling height: 16' | Parking spaces: 20
- Ideal for retail, restaurant, bar, storage/warehouse, and a variety of commercial uses, with zoning that also permits a gas station in its parking lot (COAM open)
- Two truck stops coming soon near this property, as well as a new meat market opening soon
- Located right off I-75 (Exit 121) - only 30 minutes from Macon in the growing city of Unadilla



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# MAP

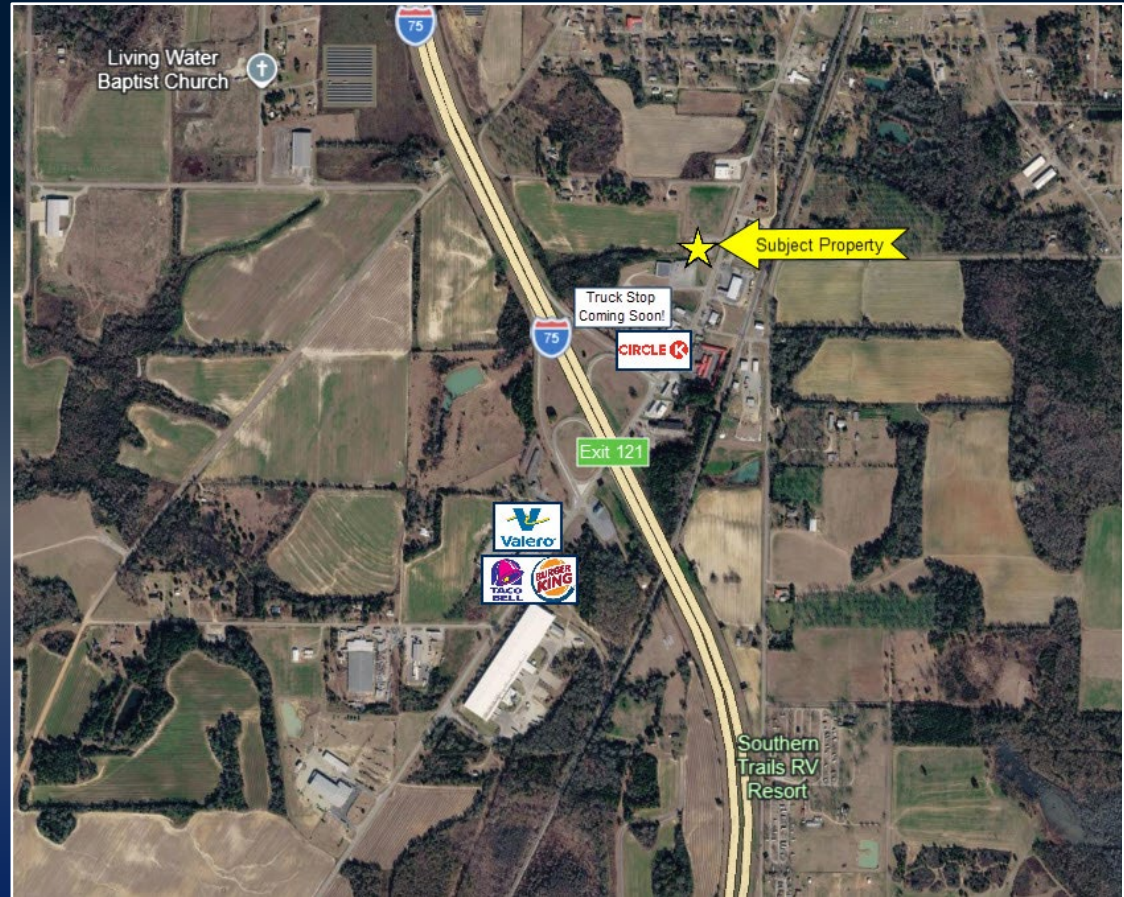


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## AERIAL MAP & TRAFFIC COUNTS

Estimated Traffic Counts (GDOT 2024)  
Pine Street – 3,860 VPD  
I-75 – 54,900 VPD



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