

SALE

COMMERCIAL DEVELOPMENT TRACTS
GRIFFIN AVENUE (HWY 87) / US HWY 341 BYPASS
EASTMAN, DODGE COUNTY, GEORGIA 31023



CONTACT AGENT FOR PRICING

TRACT A:	0.96 AC
TRACT B:	1.00 AC
TRACT C:	SOLD Car Wash
TRACT D:	0.75 AC
TRACT E:	0.28 AC
TRACT F:	0.26 AC
TRACT G:	1.00 AC
TRACT H:	1.09 AC
TRACT I:	0.81 AC

PROPERTY OVERVIEW

- 0.25 Acre - 2.32 Acre Tracts (See Plat Page 2)
- Lots will be filled and rough graded with utilities in place; stormwater retention pond on Tract I
- Two (2) access points to Griffin Avenue (HWY 87) and one (1) access road to Congo Lane Connector
- Zoned Commercial

LOCATION OVERVIEW

- Located across from Walmart and Tractor Supply
- Adjacent to Highway 341

GUY EBERHARDT
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mcheek@cbcgeorgia.com



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COMMERCIAL**
EBERHARDT & BARRY

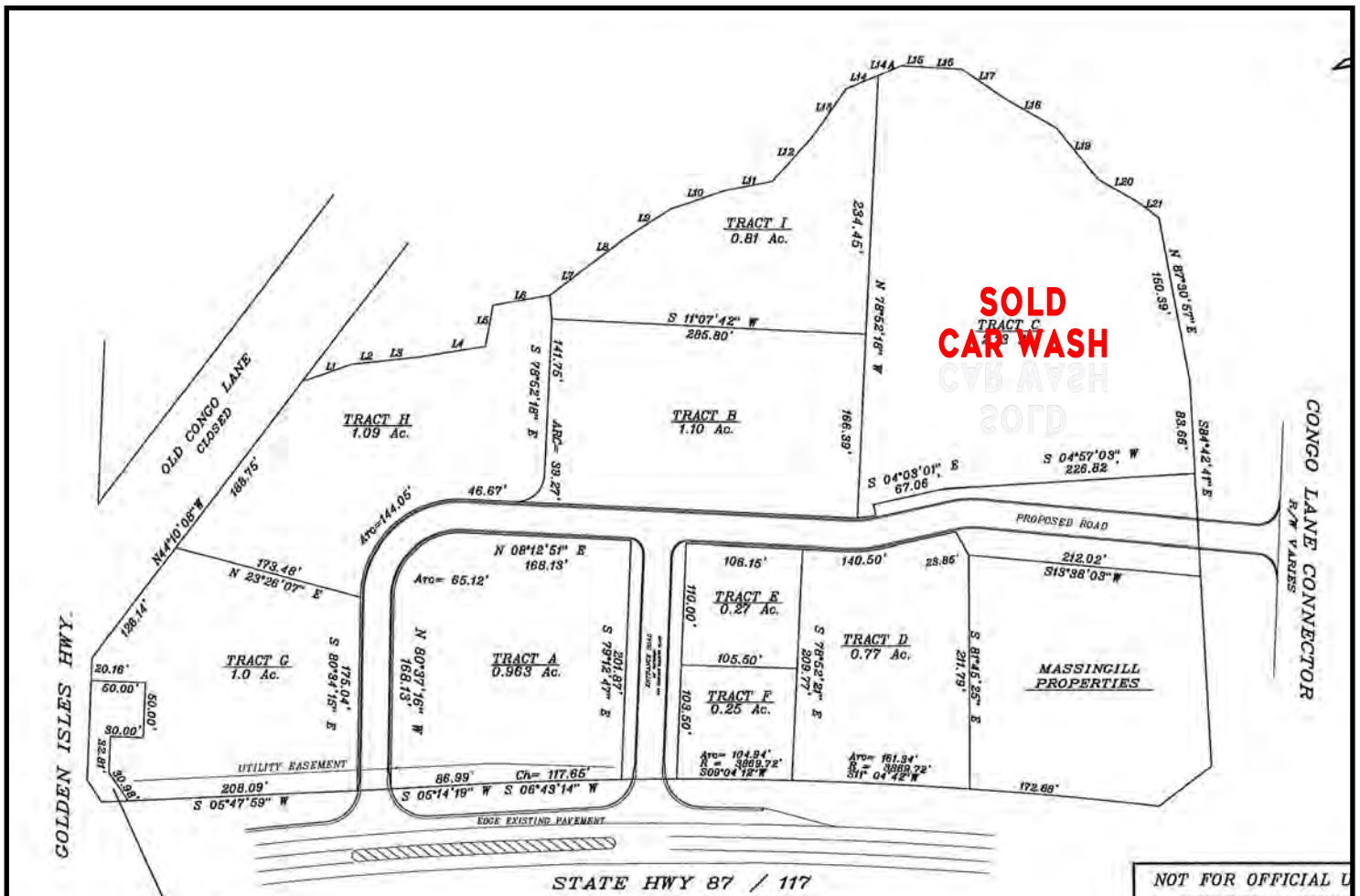
Revised 4/30/25

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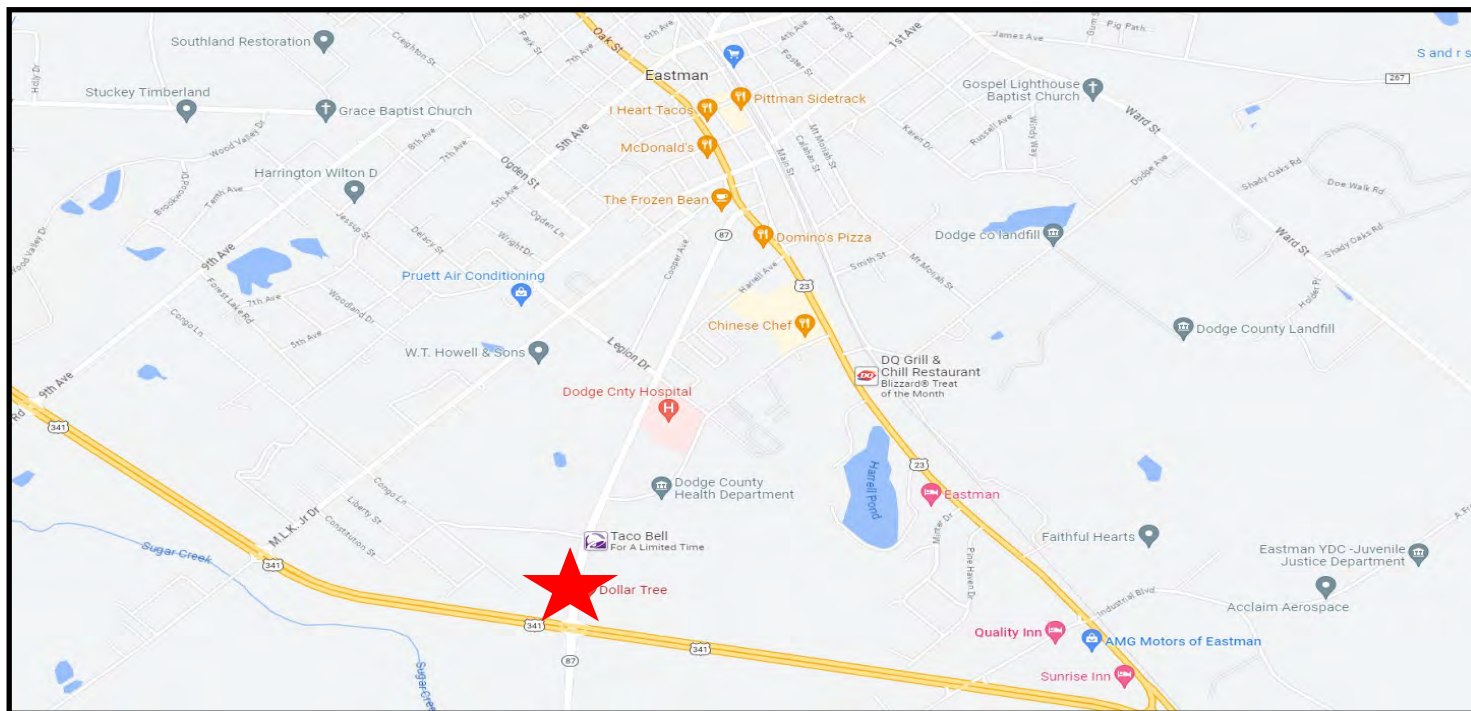
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PLAT



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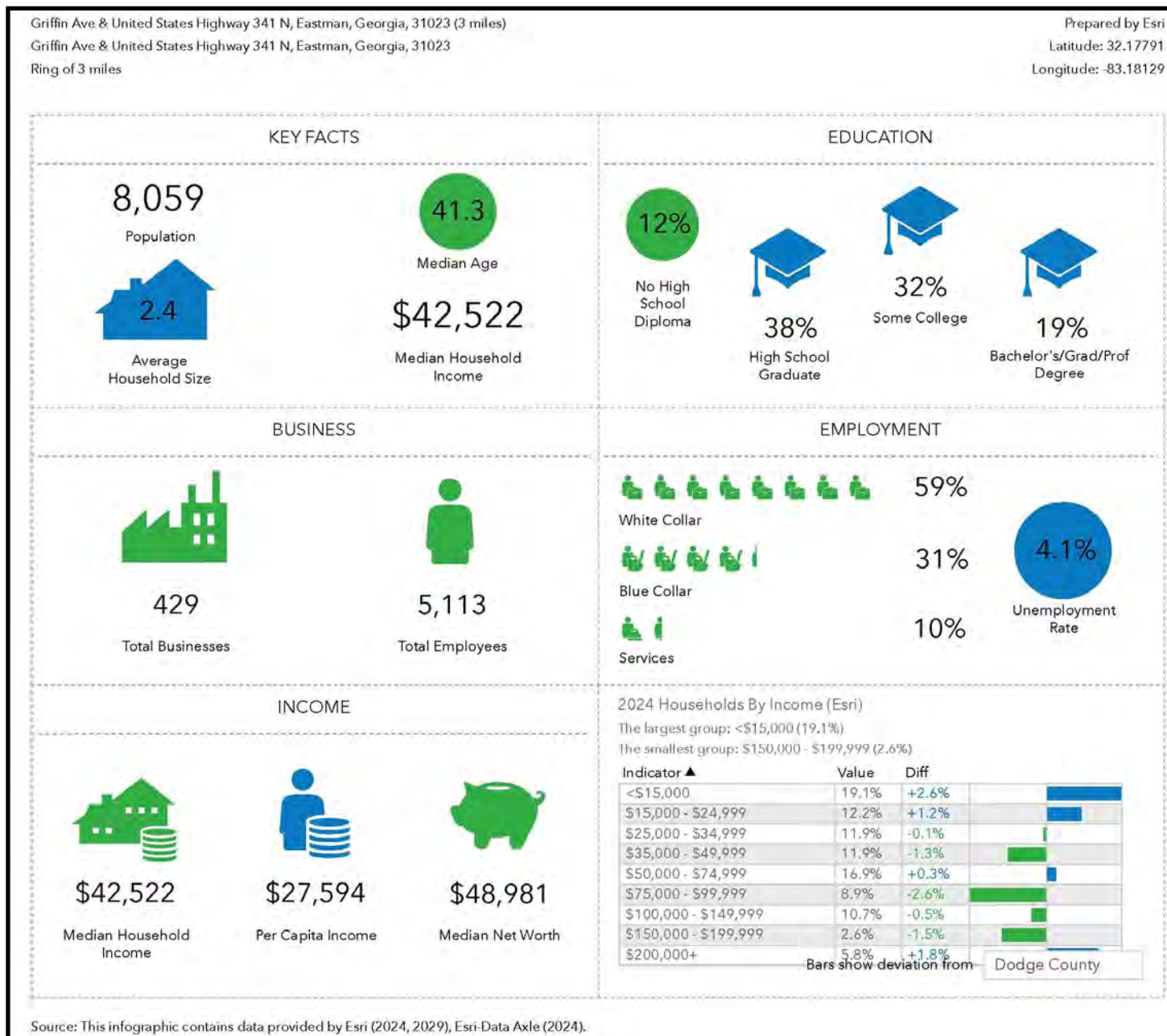
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DEMOGRAPHICS - THREE MILE



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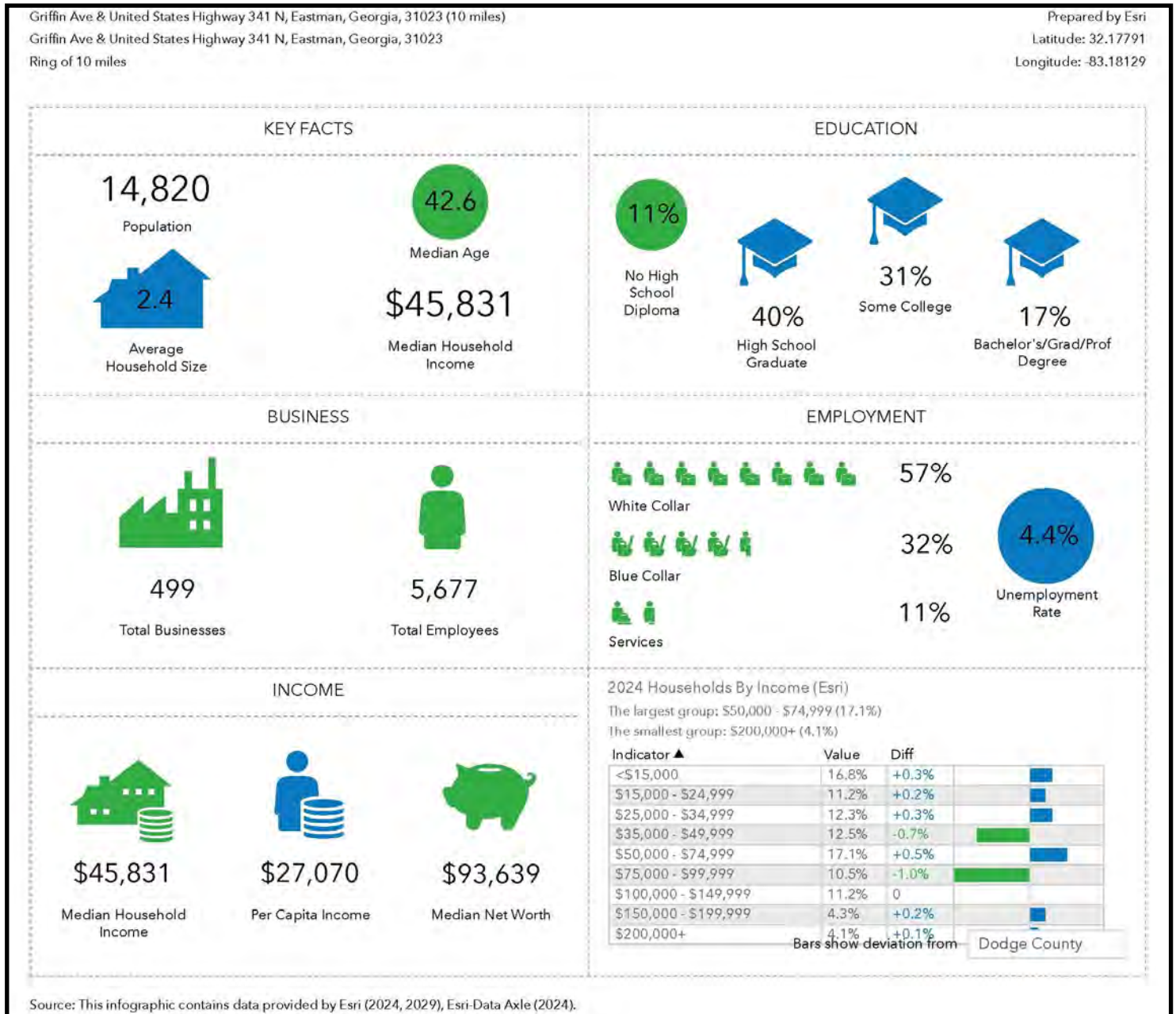
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DEMOGRAPHICS - TEN MILE



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DEMOGRAPHICS - FIVE MILE

Griffin Ave & United States Highway 341 N, Eastman, Georgia, 31023 (5 miles)
Griffin Ave & United States Highway 341 N, Eastman, Georgia, 31023
Ring of 5 miles

Prepared by Esri
Latitude: 32.17791
Longitude: -83.18129

KEY FACTS

9,722

Population



2.5
Average Household Size

41.6

Median Age

\$43,129

Median Household Income

EDUCATION

11%

No High School Diploma



39%
High School Graduate



32%
Some College



18%
Bachelor's/Grad/Prof Degree

BUSINESS



451

Total Businesses



5,382

Total Employees

EMPLOYMENT



White Collar

59%



Blue Collar

30%



Services

10%



4.3%
Unemployment Rate

INCOME



\$43,129

Median Household Income



\$27,103

Per Capita Income



\$54,534

Median Net Worth

2024 Households By Income (Esri)

The largest group: <\$15,000 (19.1%)

The smallest group: \$150,000 - \$199,999 (3.1%)

Indicator ▲	Value	Diff	
<\$15,000	19.1%	+2.6%	
\$15,000 - \$24,999	11.6%	+0.6%	
\$25,000 - \$34,999	12.0%	0	
\$35,000 - \$49,999	11.9%	-1.3%	
\$50,000 - \$74,999	17.2%	+0.6%	
\$75,000 - \$99,999	9.0%	-2.5%	
\$100,000 - \$149,999	11.0%	-0.2%	
\$150,000 - \$199,999	3.1%	-1.0%	
\$200,000+	5.2%	+1.2%	

Bars show deviation from

Dodge County

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024).

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