

# SALE

## RESTAURANT BUILDING

423 Spaulding Road - Montezuma, Macon County, GA 31063



**SALES PRICE: \$229,500**

### LOCATION OVERVIEW

- Subject property located at the signalized intersection of Spaulding Road & Walnut Street
- Adjacent to McDonald's, across from Macon County High School, opposite Gas N Go, Jack's and CVS
- Average Daily Traffic Count: 8,050± VPD
- Neighbors: Macon County High School, McDonald's, Jack's, Subway, CVS Pharmacy, Dollar General, Advance Auto Parts, Harvey's Supermarket, Family Dollar, Montezuma Gas & Go, Farmers Furniture

### PROPERTY OVERVIEW

- 3,600± SF Restaurant Building
  - Former Hardee's
  - Two (2) twin fixture restrooms
  - Seating capacity: 100
- .94± Acre corner lot; two (2) curb-cuts
- Built in 1984
- Closed in 2020
- Plenty of concrete, paved parking
- 480 Amp 3-phase electrical

**ARTHUR P BARRY III, SIOR**  
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Created 6/20/23

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## RESTAURANT BUILDING

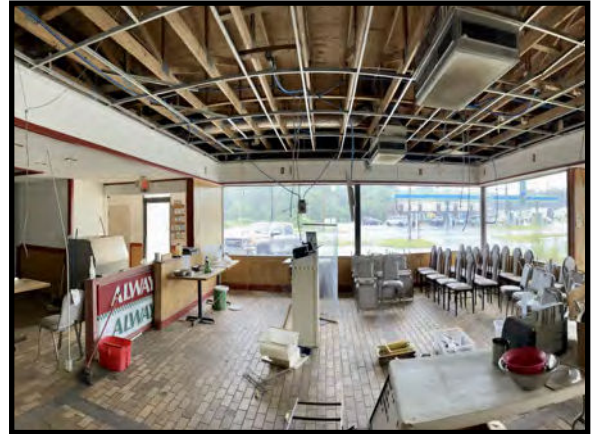
423 Spaulding Road - Montezuma, Macon County, GA 31063

<b>LOCATION:</b>	Subject property located at the signalized intersection of Spaulding Road and Walnut Street.
<b>BUILDING INFORMATION:</b>	3,600± SF Restaurant Building <ul style="list-style-type: none"><li>- Built as Hardee's Restaurant</li><li>- Two twin fixture restrooms</li></ul>
<b>SEATING CAPACITY:</b>	100
<b>AVERAGE DAILY TRAFFIC COUNT:</b>	8,050± VPD
<b>LAND AREA:</b>	<ul style="list-style-type: none"><li>• .94±Acres</li><li>• Access via Spaulding Road &amp; Walnut Street</li></ul>
<b>YEAR BUILT:</b>	1984
<b>ROOF:</b>	70% Composition, 30% Enamel Metal; flat
<b>ZONED:</b>	Commercial
<b>PARKING:</b>	Concrete paved parking for 40 plus vehicles
<b>UTILITIES:</b>	<ul style="list-style-type: none"><li>• All utilities available to the site.</li><li>• 480 AMP 3-phase electrical</li></ul>
<b>NEIGHBORS:</b>	Macon County High School, Jack's McDonald's, Subway, CVS Pharmacy, Dollar General, Advance Auto Parts, Harvey's Supermarket, Family Dollar, Montezuma Gas & Go, Farmers Furniture
<b>SALES PRICE: \$229,500</b>	

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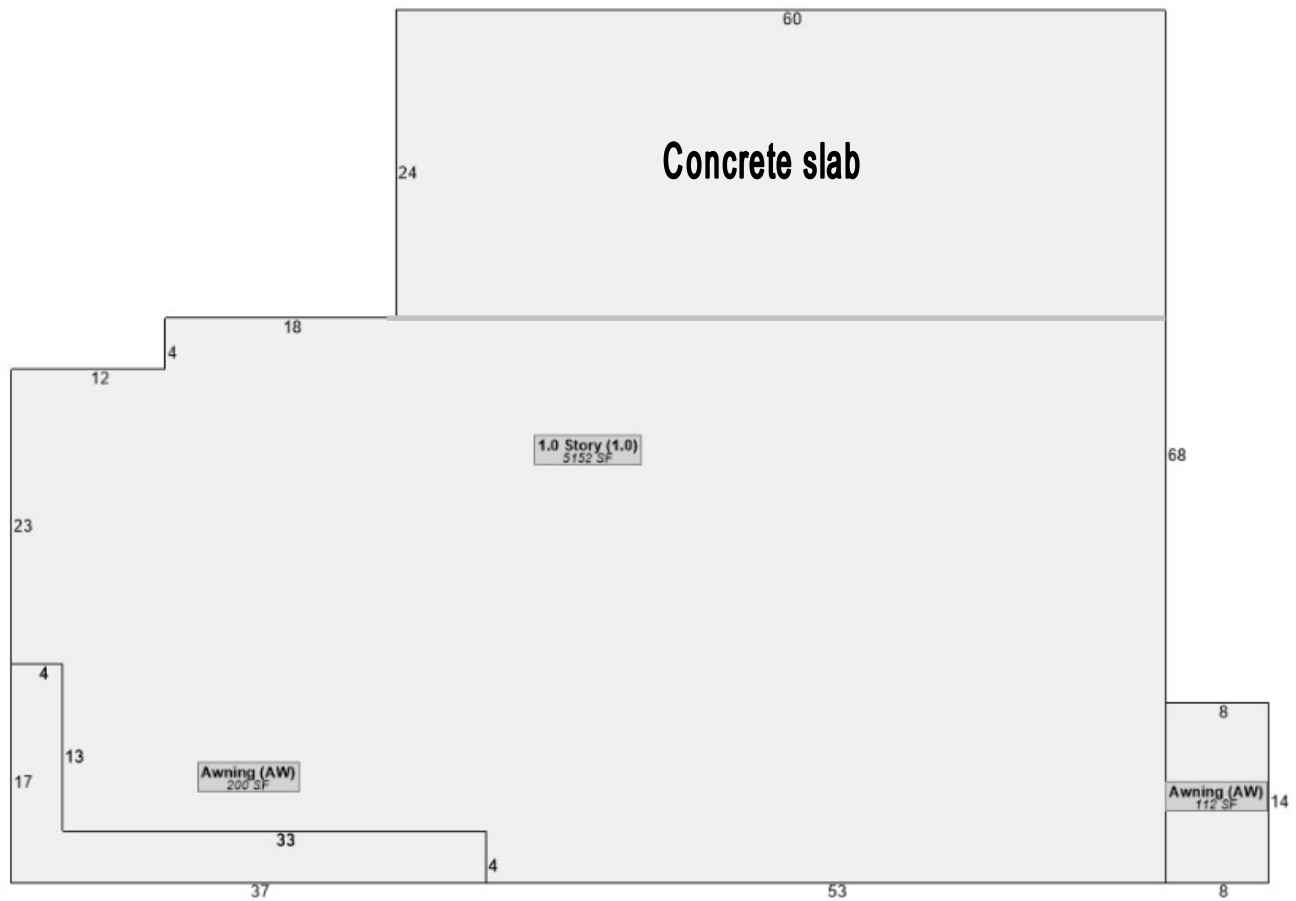


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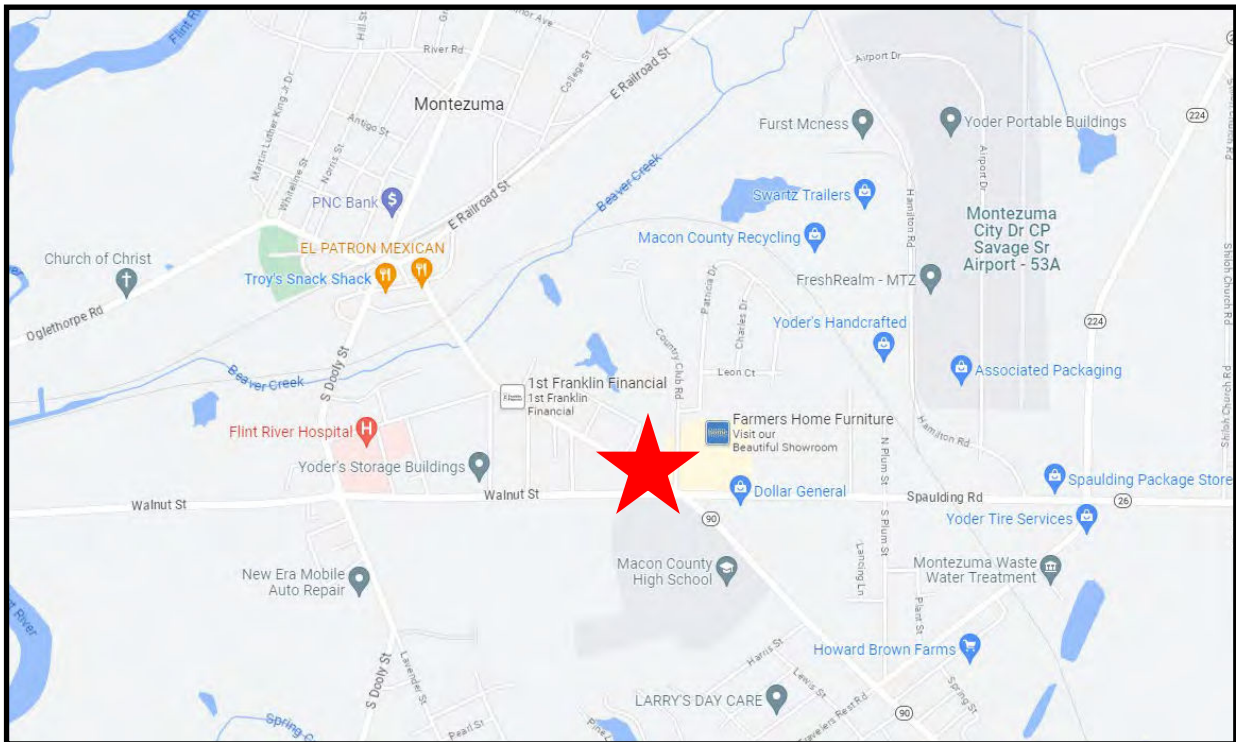
### BUILDING SKETCH



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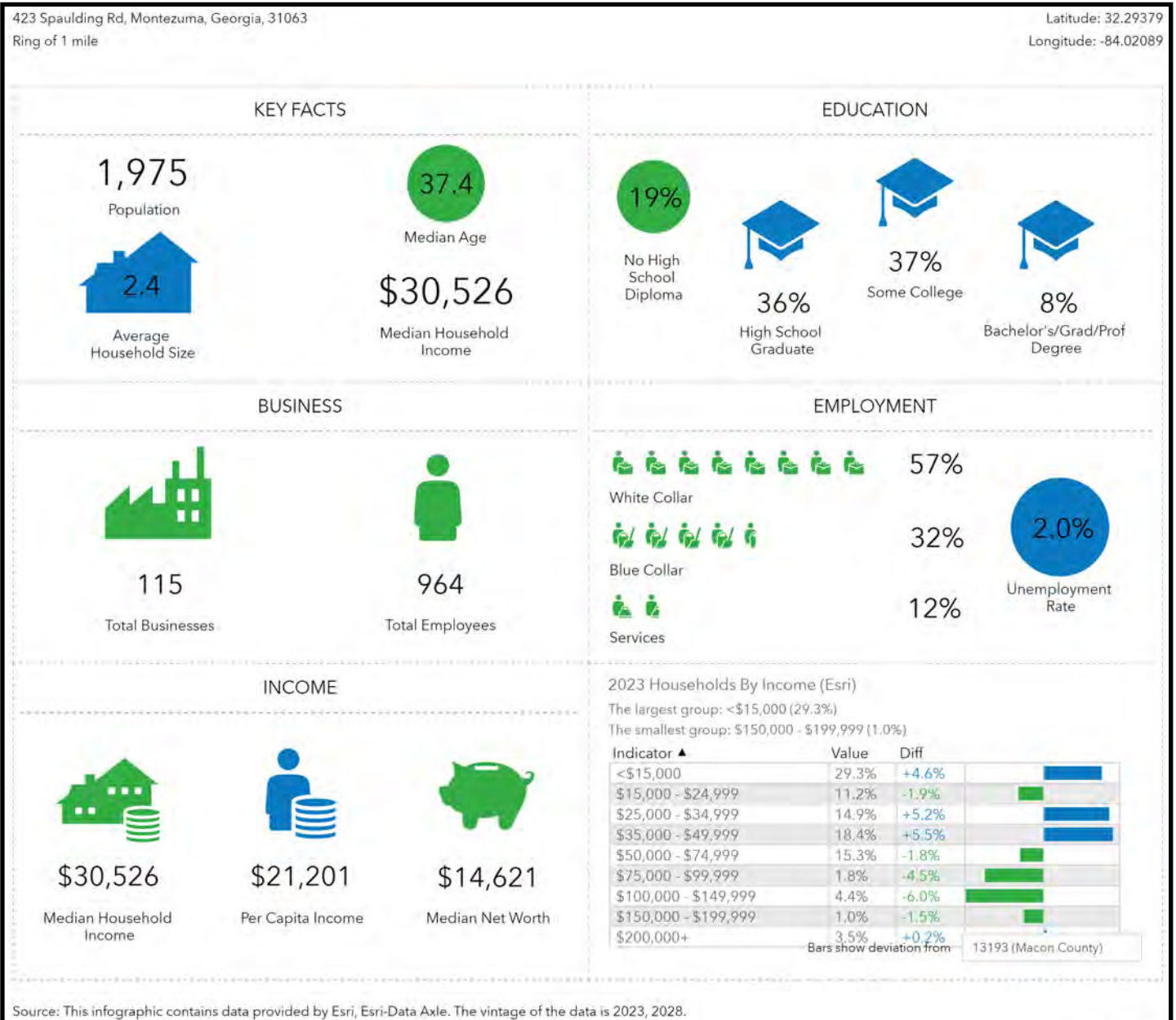
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### DEMOGRAPHICS - ONE MILE

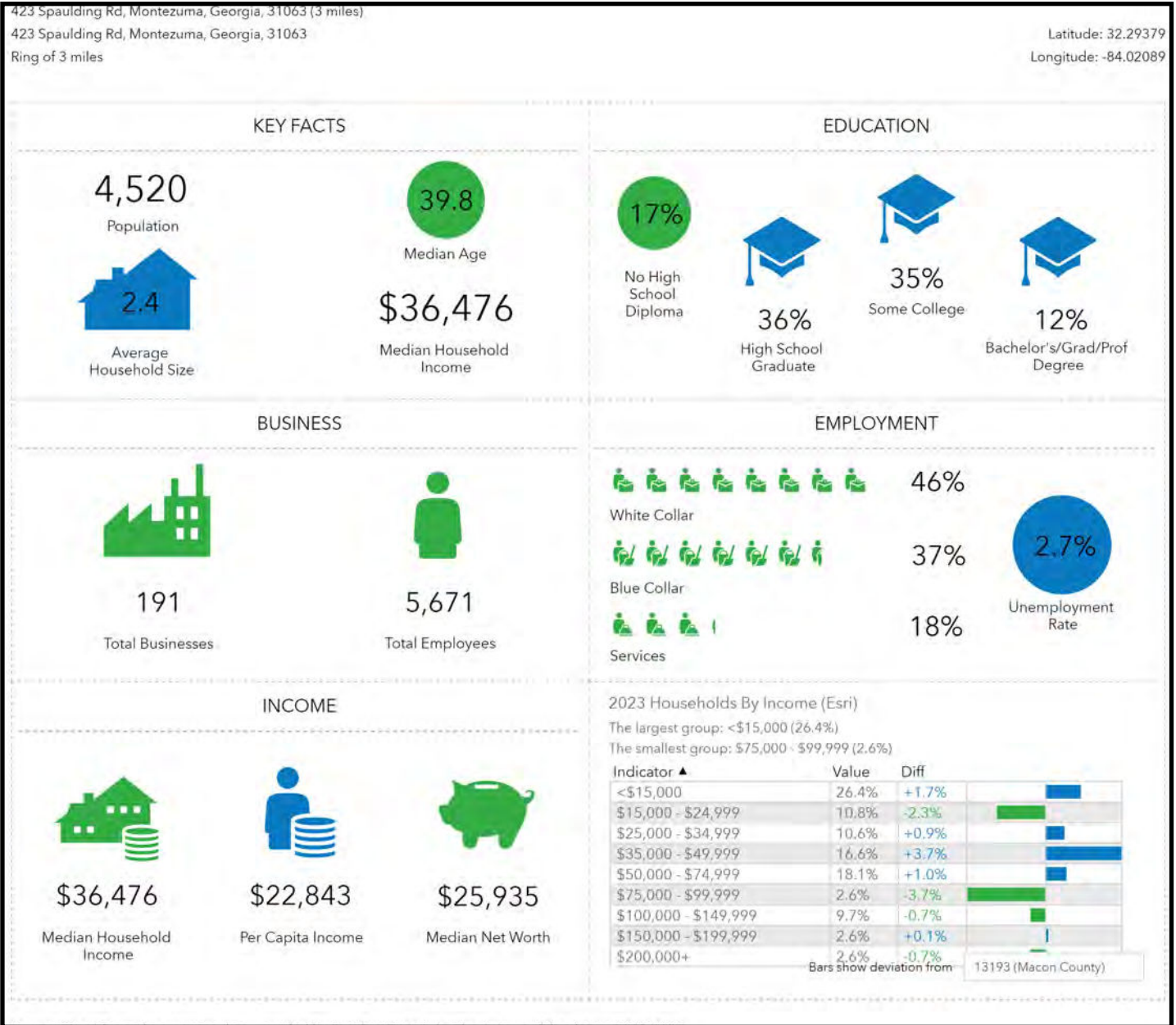


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### DEMOGRAPHICS - THREE MILE



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### DEMOGRAPHICS - FIVE MILE

