

LEASE

140 W DYKES STREET - COCHRAN, GEORGIA 31014



LEASE RATE: \$13.00/PSF
\$1.35 CAM & TI / YR

LOCATION OVERVIEW

- Subject property is located along Cochran's retail corridor
- Neighbors: 1st Franklin Financial, Soapy's Car Wash, Georgia Farm Bureau, Family Dollar, US Post Office, Cochran City Hall, McDonald's, Cochran-Bleckley Chamber of Commerce, Citizen's Bank of Cochran
- 40 miles from Macon

PROPERTY HIGHLIGHTS

- **Suite 1: 1,500 SF Storefront Retail**
 - Large open space
 - Sales counter
 - One (1) restroom
- Monument signage available
- 190± Shared parking spaces
- Middle Georgia Plaza is anchored by Food Depot and includes, Middle Georgia Fitness, Pizza Hut, and a vape retail store.

JOHN "RILEY" BENNETT
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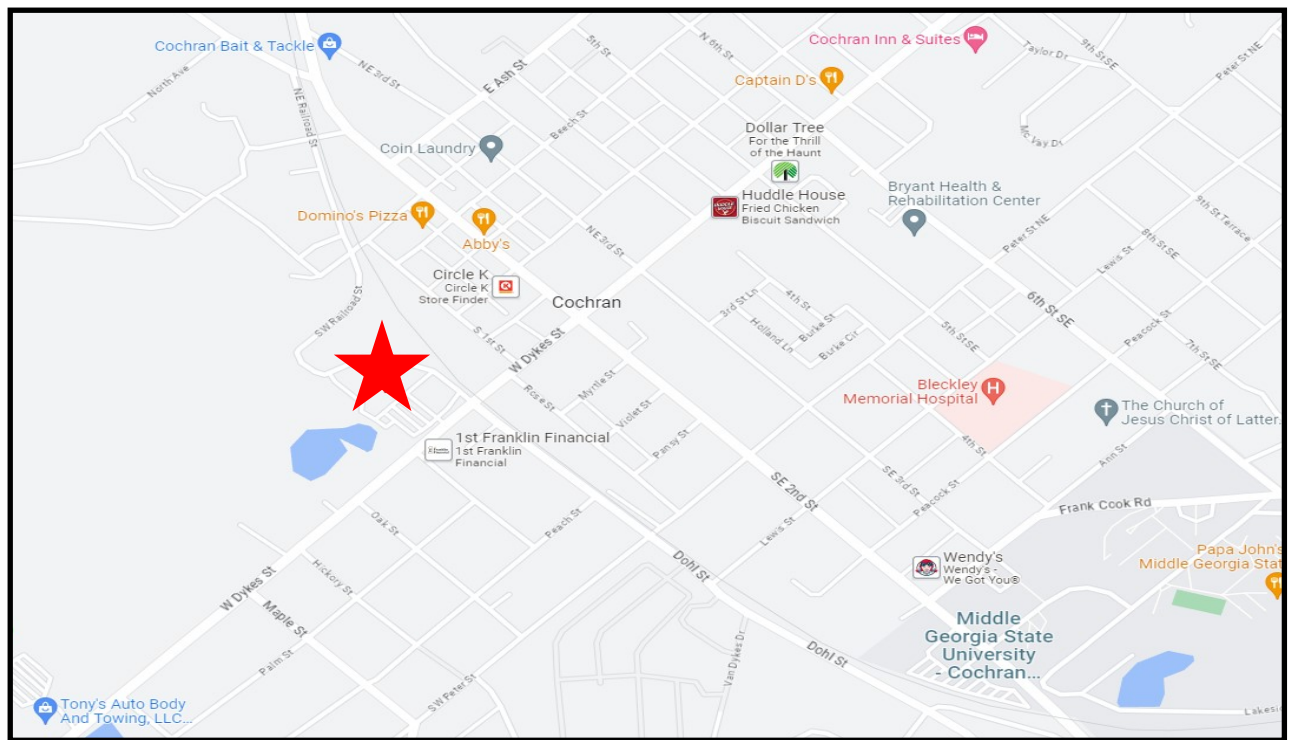
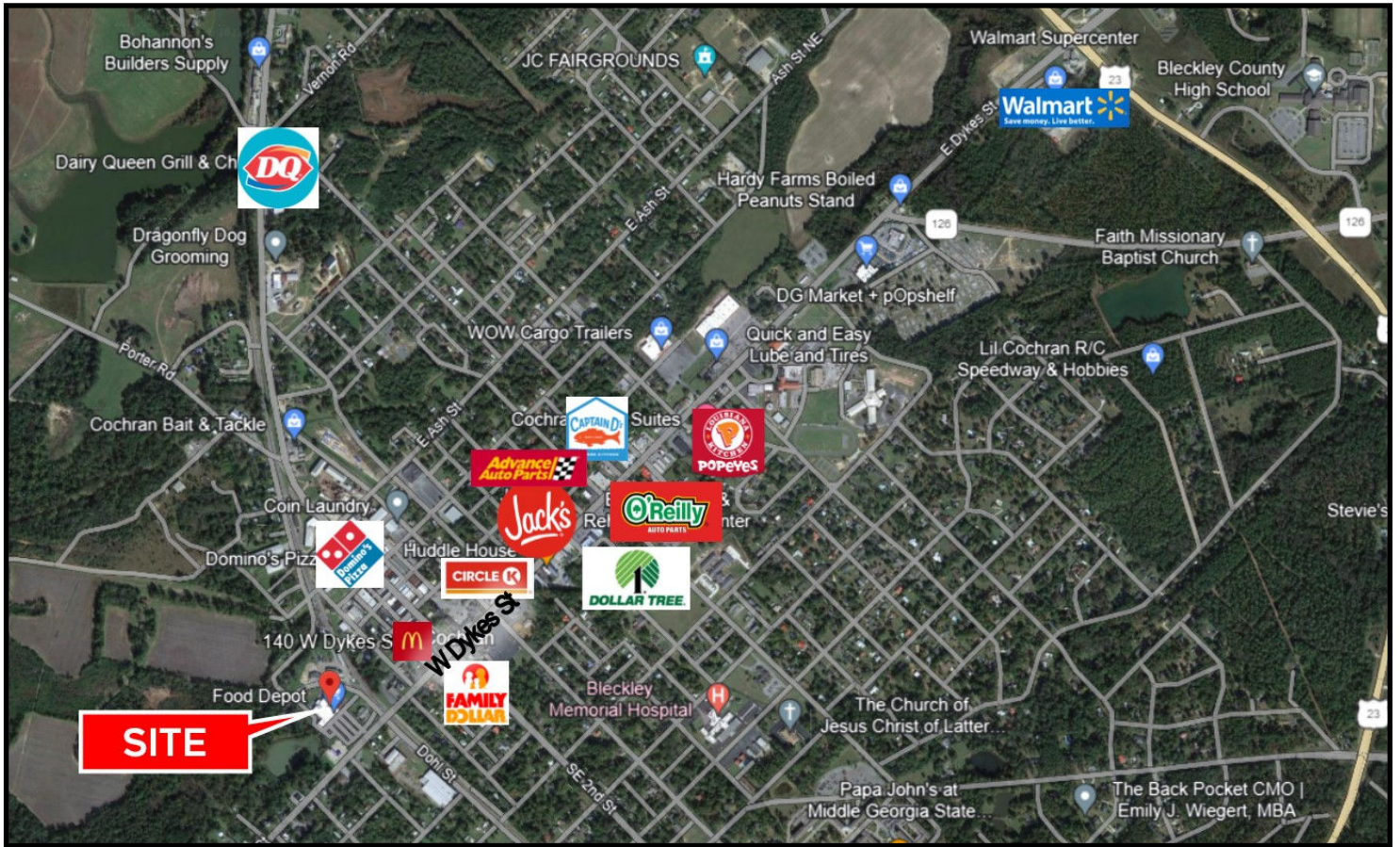
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LEASE

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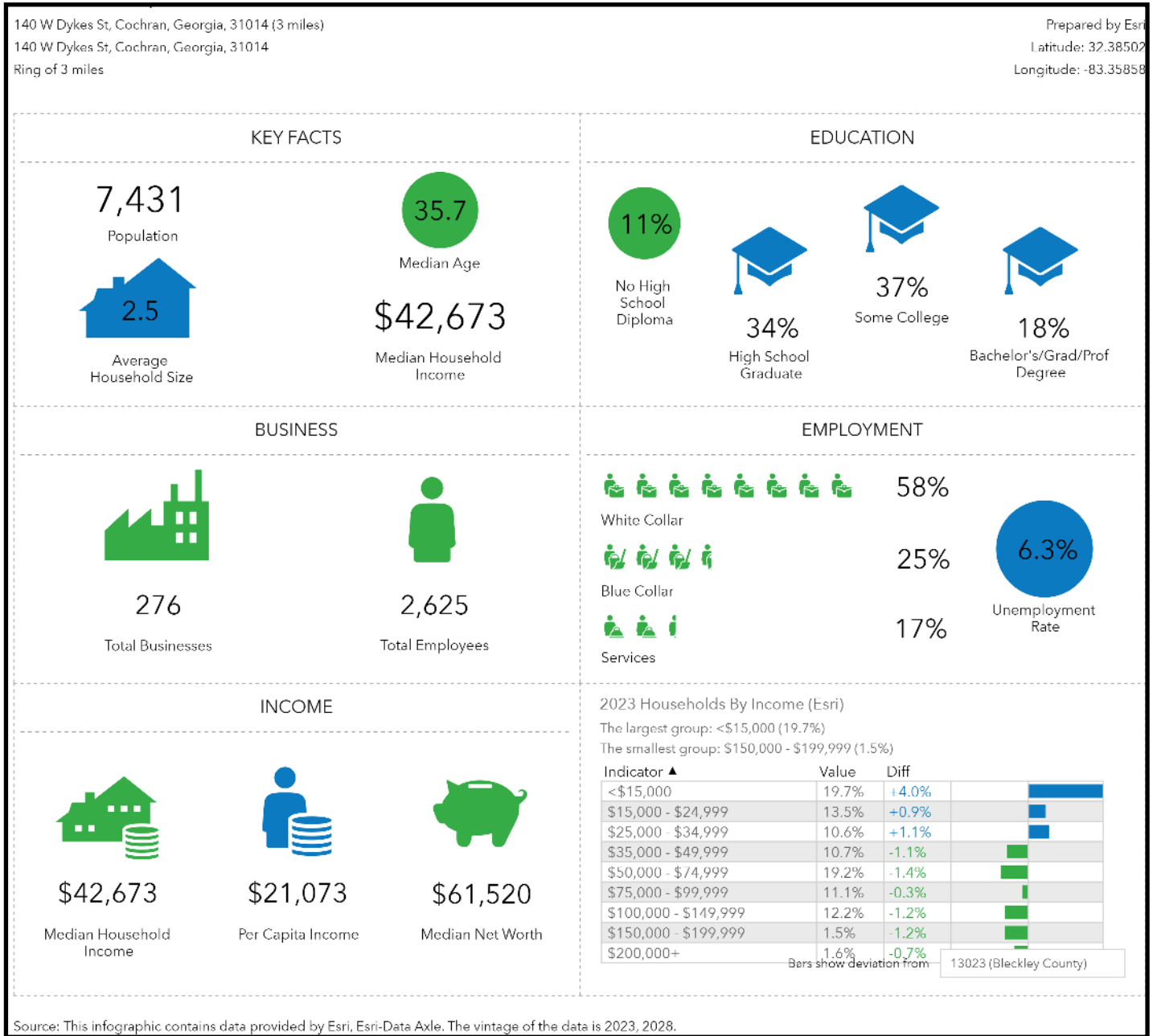
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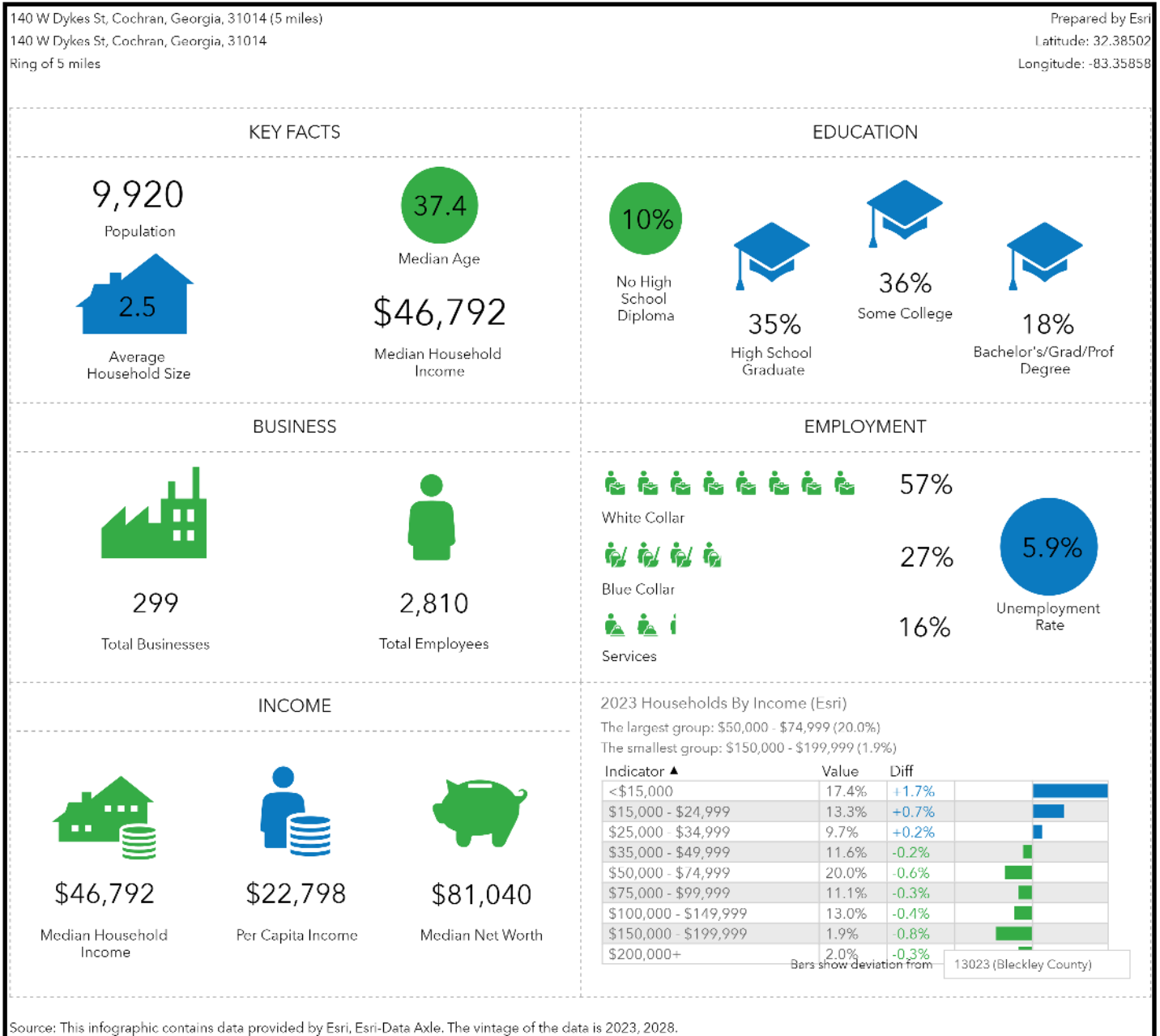
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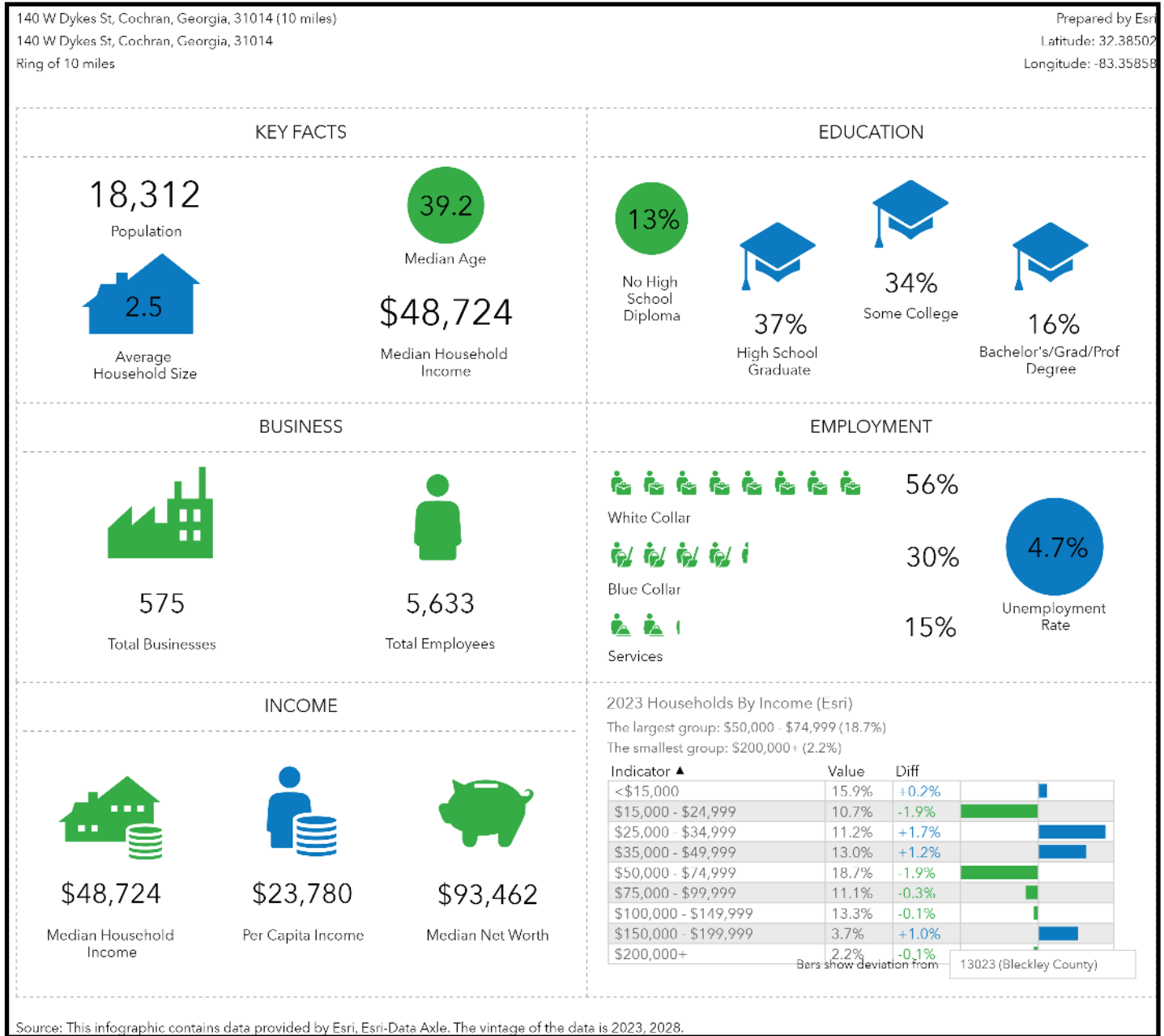
DEMOGRAPHICS - three mile

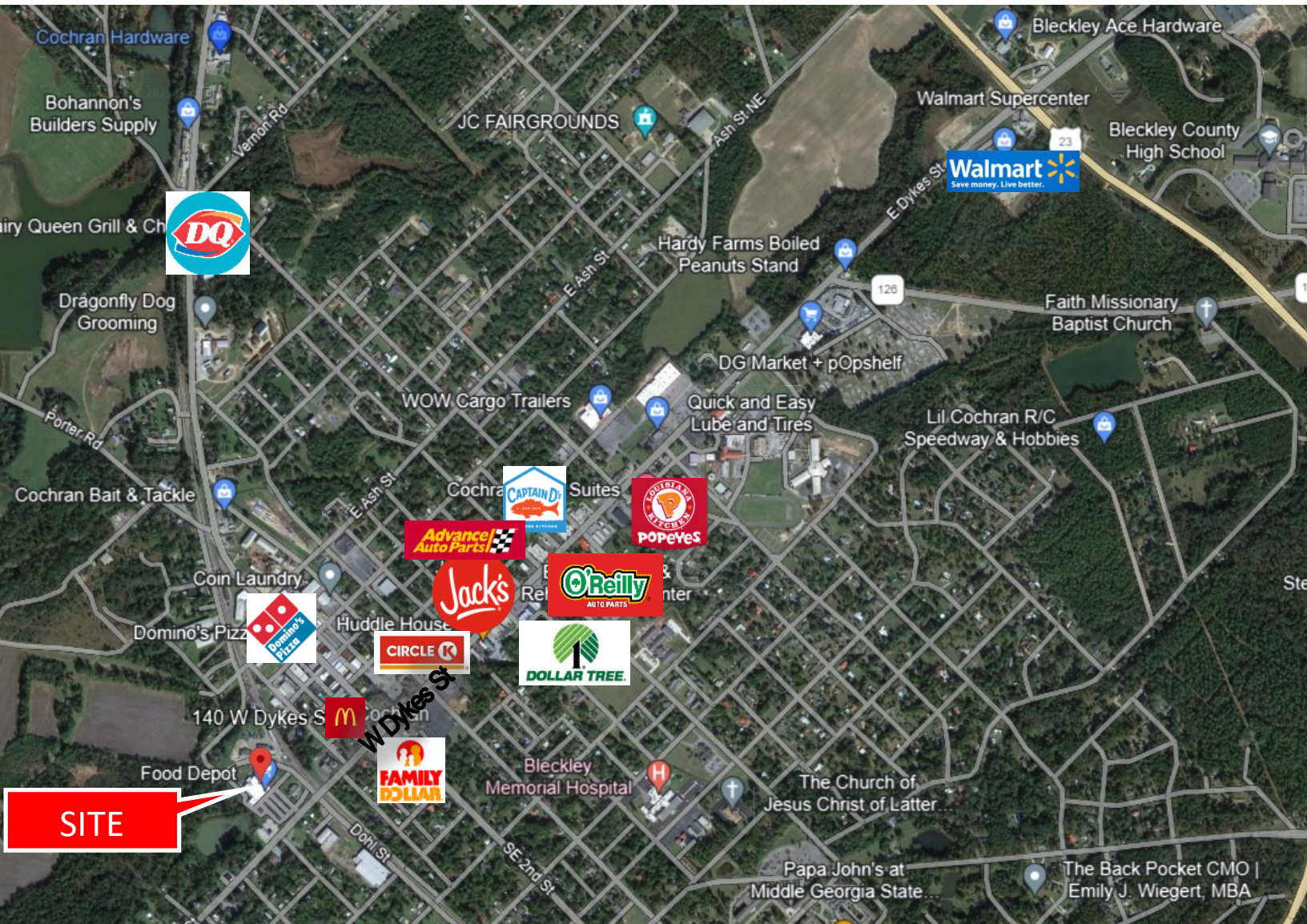


DEMOGRAPHICS - five mile



DEMOGRAPHICS - ten mile



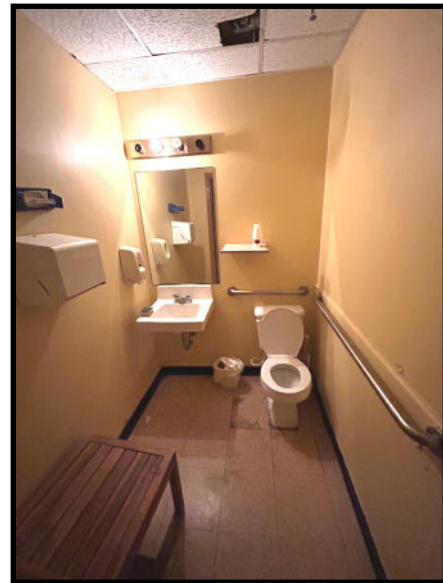
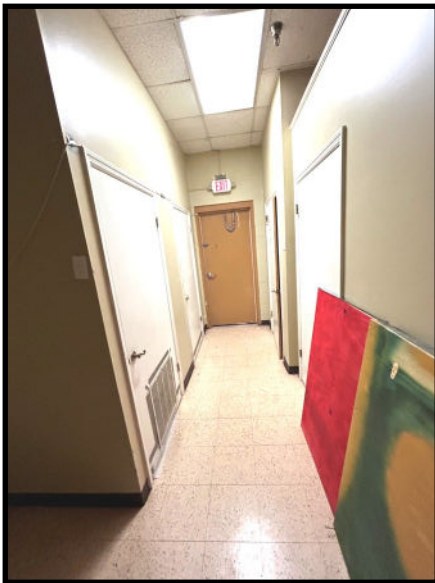


SITE

LEASE

Storefront retail

140 W DYKES STREET - COCHRAN, GEORGIA 31014



LEASE

140 W DYKES STREET - COCHRAN, GEORGIA 31014



LEASE RATE: \$12.00/PSF

PROPERTY HIGHLIGHTS

- **Suite 2: 1,500 SF Storefront Retail**
 - Large open space
 - Sales counter
 - One (1) restroom
- Monument signage available
- 190± Shared parking spaces
- Middle Georgia Plaza is anchored by Food Depot and includes Pizza Hut, Cricket Wireless and Middle Georgia Fitness

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