

# LEASE

## COMMERCIAL / RETAIL BUILDING

**6377 OAK ST.**  
EASTMAN GA 31023

**LEASE RATE:** \$6 / PSF



**PATRICK BARRY**  
ASSOCIATE BROKER  
[pbarry@cbcgeorgia.com](mailto:pbarry@cbcgeorgia.com)  
Cell: (478) 718-1806  
Office: (478) 746-8171  
990 Riverside Drive  
Macon GA 31201



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**COMMERCIAL**  
EBERHARDT & BARRY

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## PROPERTY OVERVIEW:

- 13,496± SF Commercial Building / Retail / Storefront
- Ceiling Height: 18' ceiling eve height ; 14' side eve height
  - 10' x 10' Roll-up Door
  - 250A 3-Phase power
  - 2.83 acres
  - 30' x 25' Bay Spacing
  - ~ 10,300 Vehicles per Day (Oak St.)
- Neighbors include Zaxby's, Harvey's Supermarket, Dodge County Middle and High School, Captain D's, Dollar General, and more!

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## OFFERING SUMMARY

Available SF:	13,496± SF Total
Lot Size:	2.83± Acres
Year Built:	2009
Ceiling Height:	18' center eve height ; 14' side eve height
Loading Dock / Shop:	7,254 SF
Zoning:	C-3
Roll-up Door:	10' x 10'
Utilities:	All public utilities service the site.
Parking:	15+/- spaces in front & more on west side

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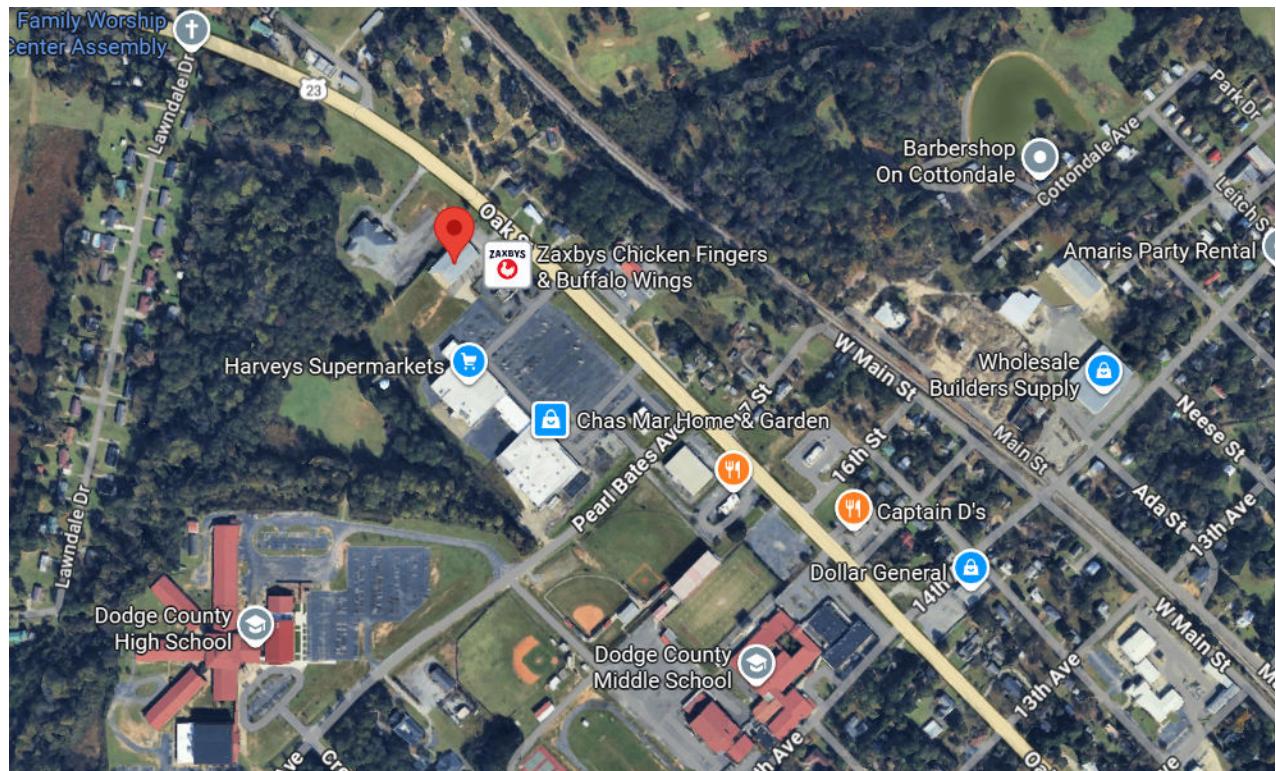
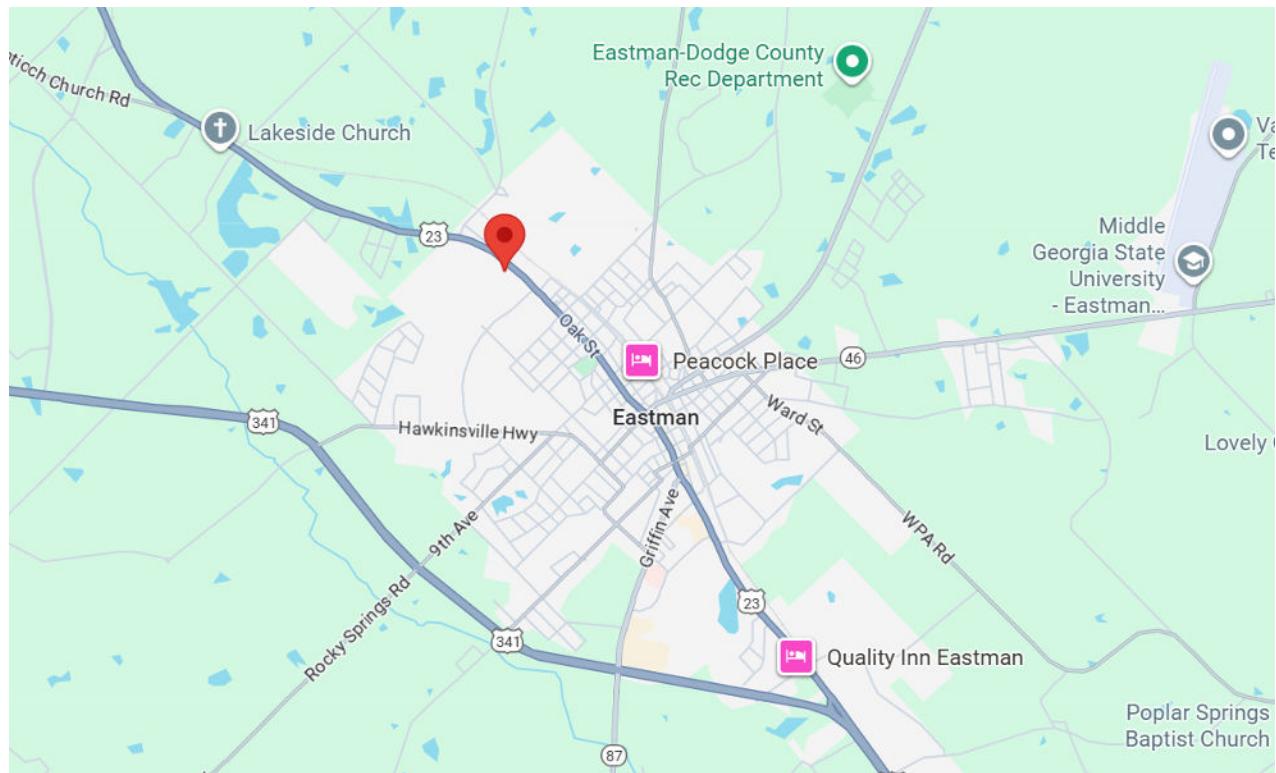
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## KEY FACTS

10,921

Population



Average Household Size

41.8

Median Age

\$44,742

Median Household Income

## EDUCATION

12%

No High School Diploma



40%

High School Graduate

27%

Some College

21%

Bachelor's/Grad/Prof Degree

## BUSINESS



440

Total Businesses



5,304

Total Employees

## EMPLOYMENT



60%

White Collar



29%

Blue Collar



11%

Services



4.0%

Unemployment Rate

## INCOME



\$44,742

Median Household Income



\$26,496

Per Capita Income



\$60,574

Median Net Worth

## 2025 Households By Income (Esri)

The largest group: <\$15,000 (19.8%)

The smallest group: \$150,000 - \$199,999 (4.5%)

Indicator ▲	Value	Diff
<\$15,000	19.8%	+3.1%
\$15,000 - \$24,999	8.2%	-0.6%
\$25,000 - \$34,999	11.4%	+1.0%
\$35,000 - \$49,999	15.5%	-0.6%
\$50,000 - \$74,999	15.6%	+0.2%
\$75,000 - \$99,999	8.0%	-2.5%
\$100,000 - \$149,999	12.2%	-0.8%
\$150,000 - \$199,999	4.5%	-0.7%

Bars show deviation from

Dodge County

