

SALE / LEASE

COMMERCIAL RETAIL BUILDING

6377 OAK ST.

EASTMAN GA 31023

SALES PRICE: \$999,000

LEASE RATE: \$5/PSF



PATRICK BARRY

ASSOCIATE BROKER

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990 Riverside Drive

Macon GA 31201



**COLDWELL BANKER
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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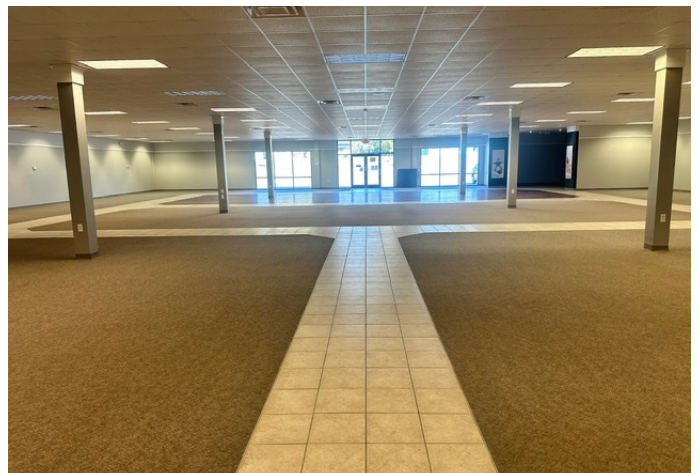
OFFERING SUMMARY

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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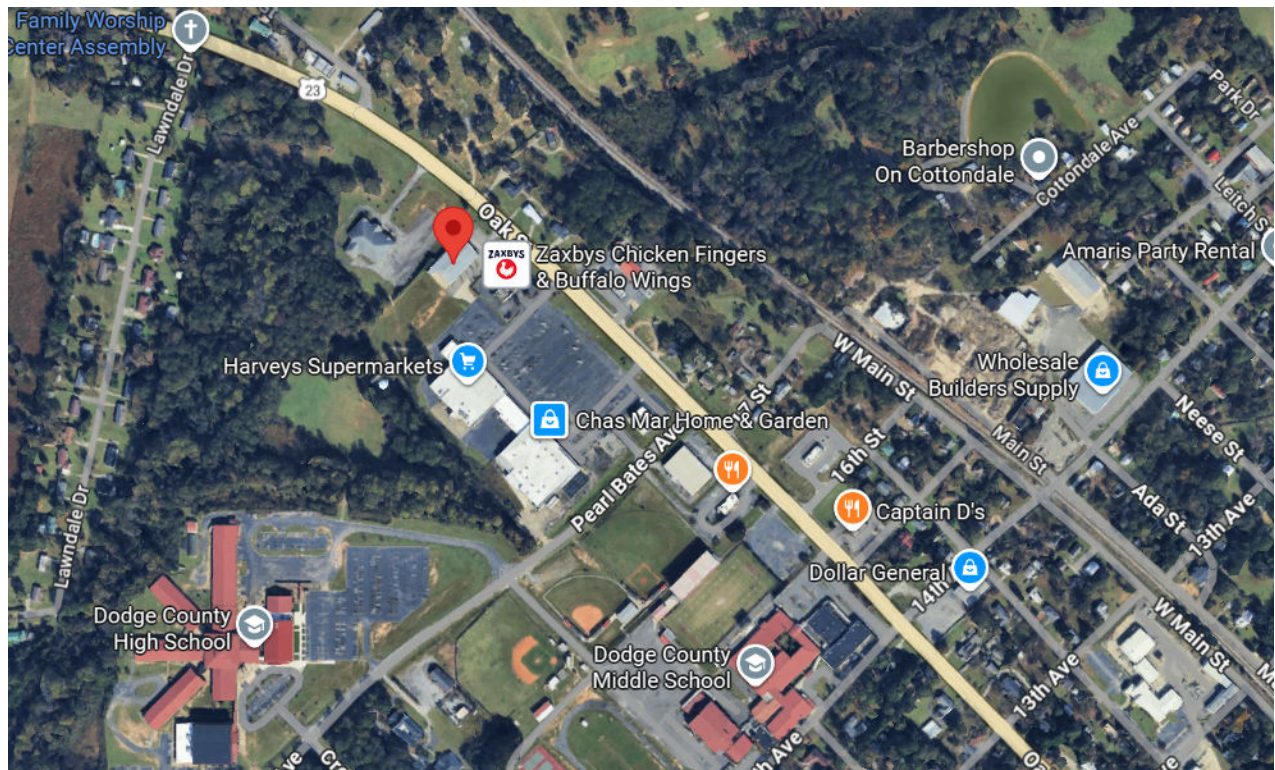
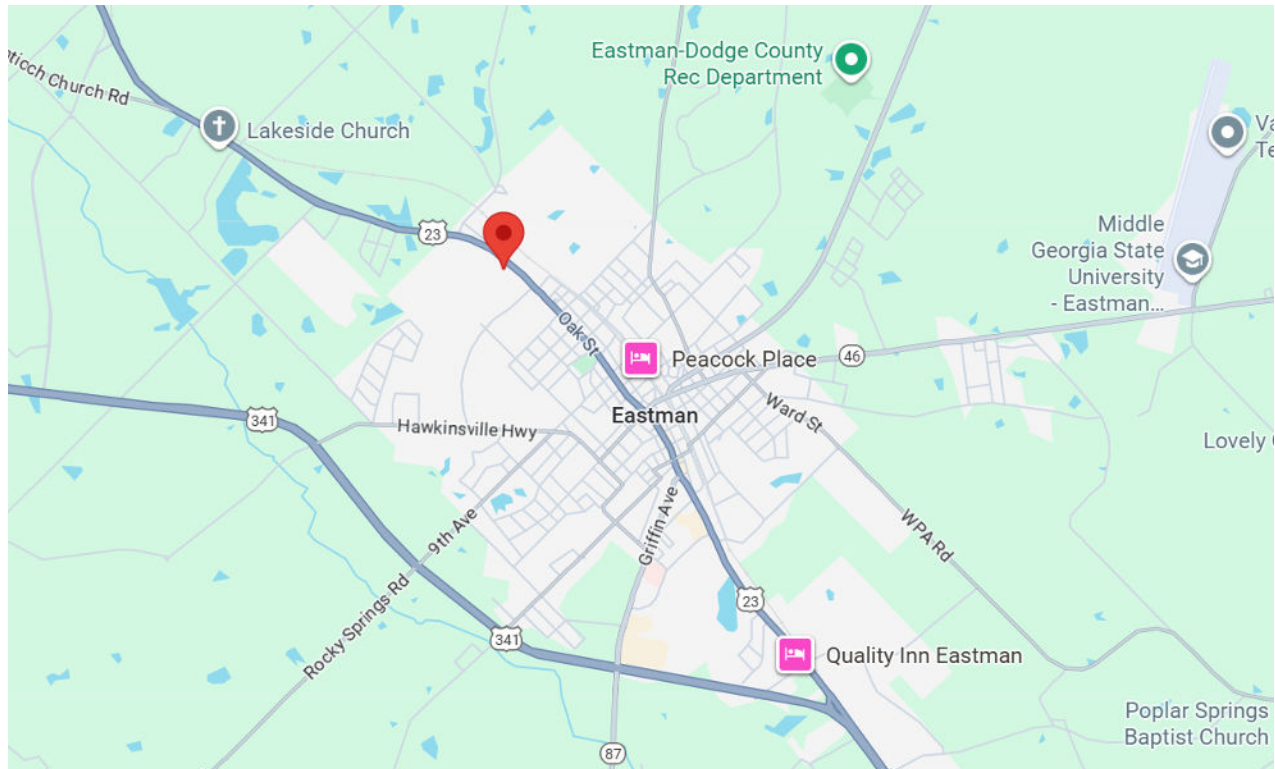
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KEY FACTS

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



White Collar

60%



Blue Collar

29%



Services

11%

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

