



ERNEST SMALLMAN IV
ERNIESMALLMAN.COM



FOR LEASE OR SALE

COLDWELL BANKER | KENNON, PARKER,
DUNCAN & DAVIS

EXCELLENT LOCATION

**313 VINEVILLE STREET,
FORT VALLEY, GA 31030**

Freestanding restaurant on Vineville Street offering great visibility, easy access, and strong traffic near downtown Fort Valley. Includes full kitchen setup and ample parking — ideal for an operator or investor seeking a turnkey opportunity in Central Georgia.



SALE PRICE:
\$495,000.00



Perry
Warner Robins
Byron **MARKET**

FEATURES

- Freestanding restaurant building
- Corner lot - High Visibility
- Prominent Signage Opportunity
- Driveway access and on-site parking
- Existing kitchen infrastructure in place
- Suitable for owner-user or investor

2,712 SF
0.63 Acres

LEASE RATE:
\$3,500.00 / MO
TRIPLE NET



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NEARBY RETAILERS



DOLLAR GENERAL **SUBWAY**

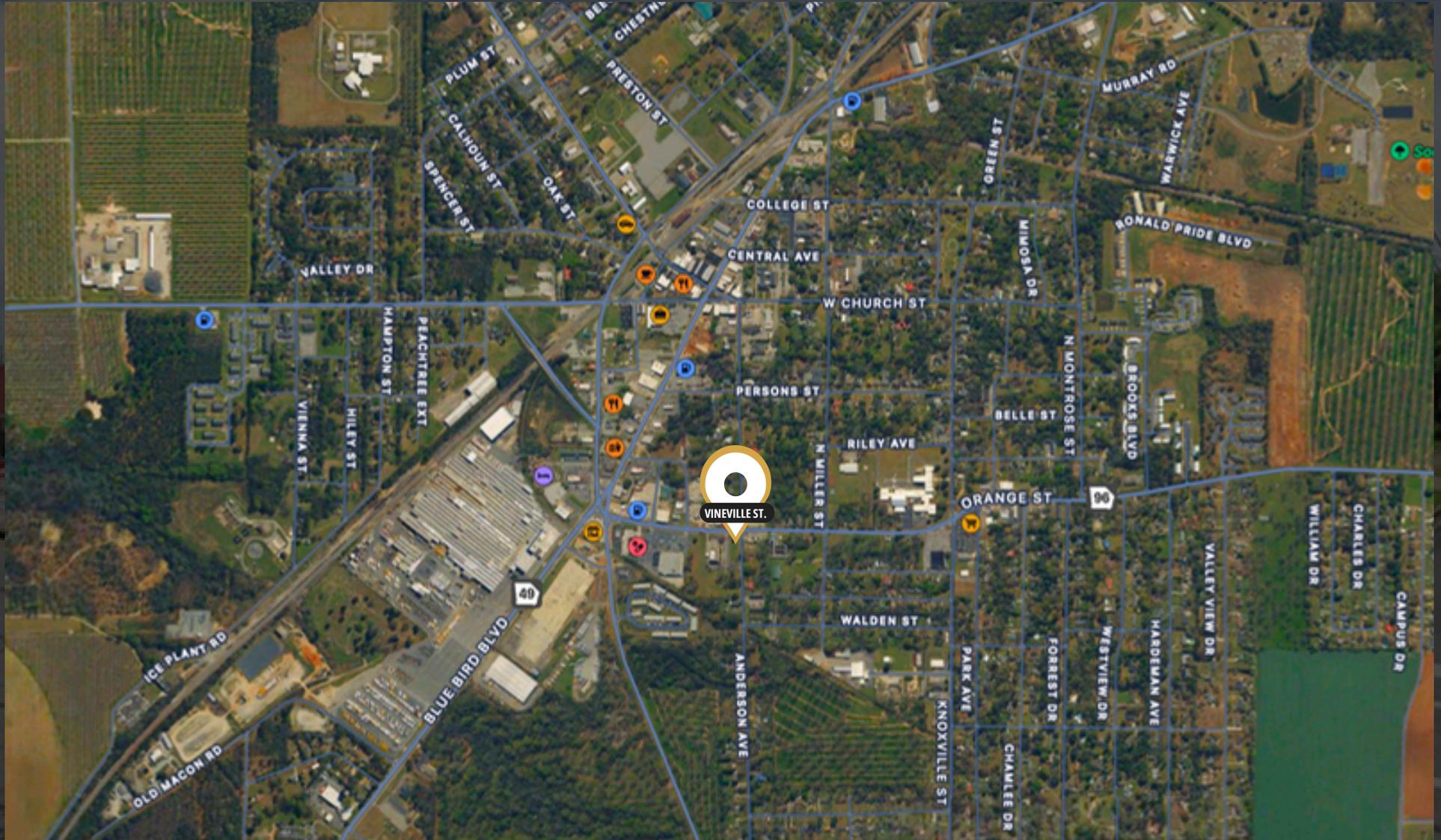
Wendy's **TACO BELL** **McDonald's** **CVS pharmacy**





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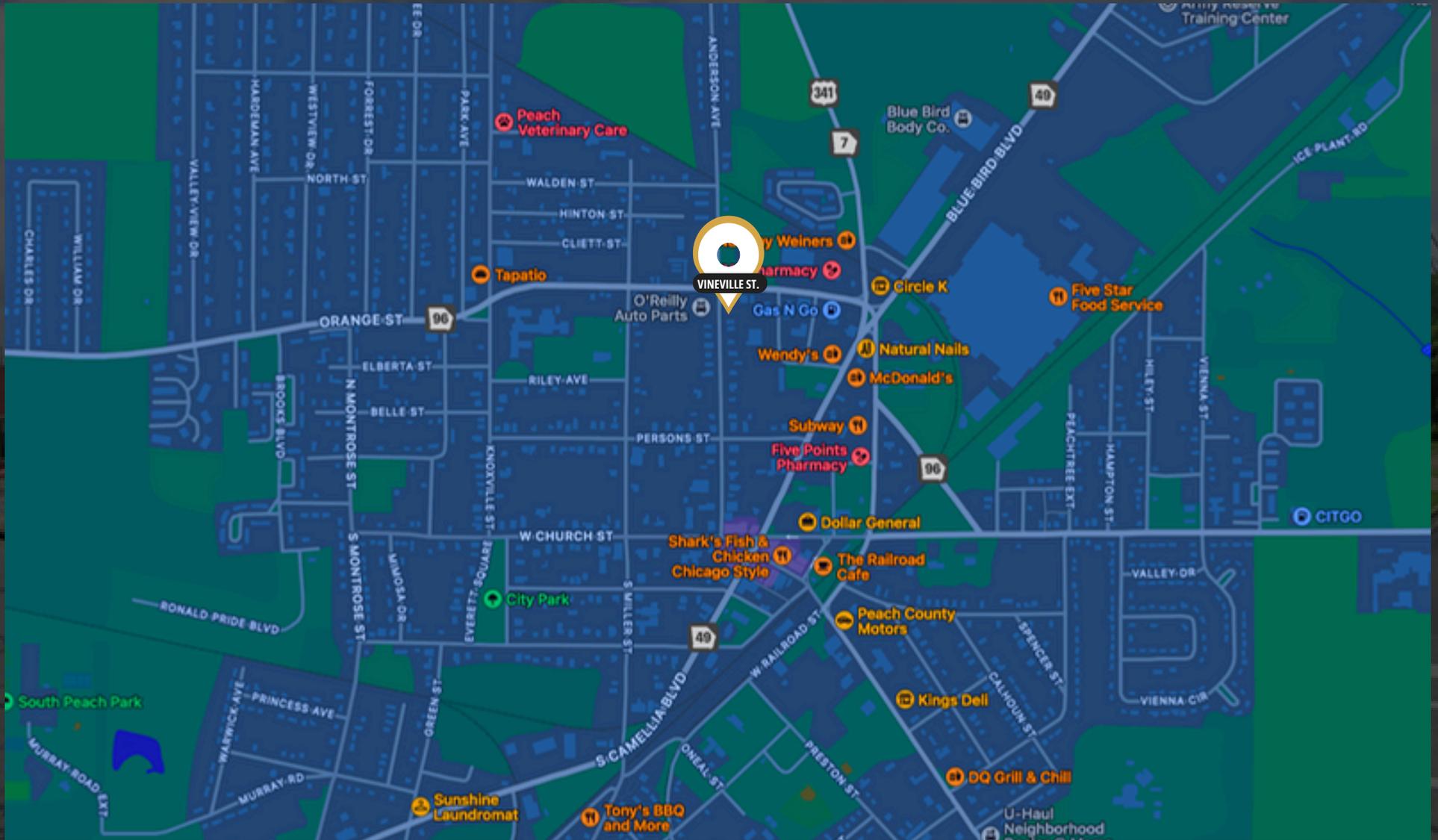
AERIAL OVERVIEW





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LOCATION MAP



DEMOGRAPHICS

31030 AREA

DEMOGRAPHICS

(3-MILE RADIUS APPROX.)



Population
28,000



Median Age
36



Number of
Households
10,500



Traffic Counts
8,000–12,000
vehicles/day



Average
Household
Income



Daytime
Population
15,000

PROPERTY



10
MILES

TO
ROBERTA

18
MILES

TO
BYRON

22
MILES

TO
PERRY

25
MILES

TO
WARNER
ROBINS

30
MILES

TO
MACON



PEACH COUNTY
COURTHOUSE ~0.5 MILES



FORT VALLEY
STATE UNIVERSITY ~1.2 MILES



DOWNTOWN
FORT VALLEY /
MAIN STREET BUSINESSES ~0.3 MILES



WAL-MART
SUPERCENTER
(FORT VALLEY) ~2.0 MILES



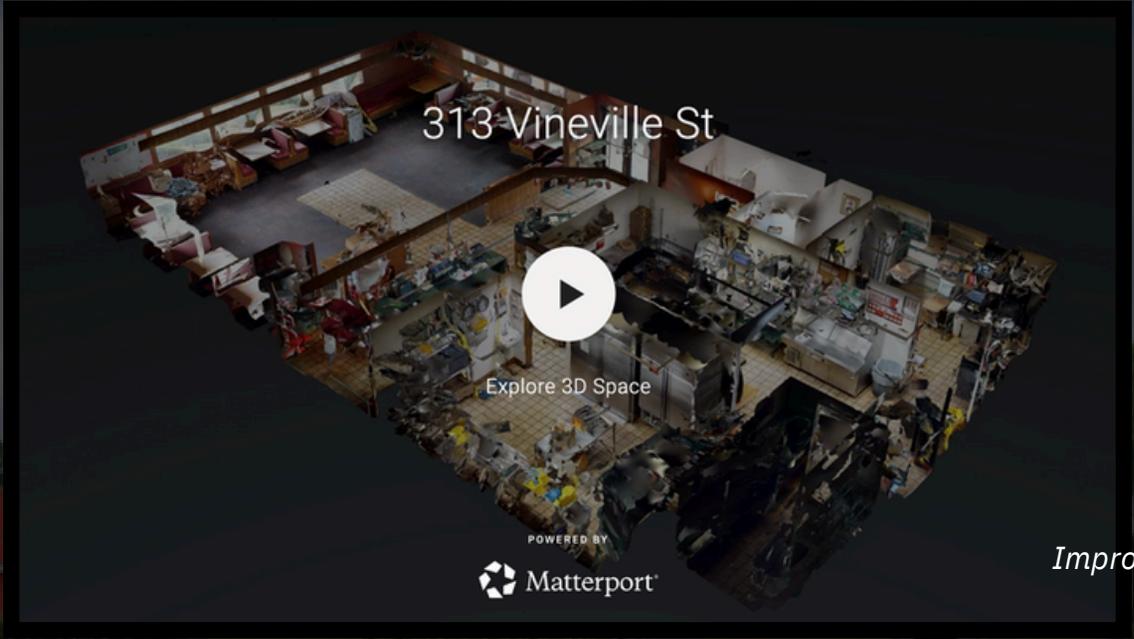
PEACH COUNTY
HIGH SCHOOL ~1.5 MILES

INTERIOR PROPERTY PHOTOS



VIRTUAL TOUR

TAKE A
VIRTUAL
TOUR



*Improvements have been made since
matterport tour originally taken*



CONTACT



ERNIE SMALLMAN

1025 1st Ave | Columbus, GA 31901 | 706-888-6651

706-888-6651 (Cell)
706-256-1500 (Office)

<https://www.erniesmallman.com/>

ernie@erniesmallmancre.com

FOR MORE INFORMATION

Ernie Smallman is a seasoned commercial real estate broker with a two-decade career, started in 1996, displaying unwavering dedication that transformed into a true passion. Originally known for crafting heart pine furniture, Ernie seamlessly transitioned to real estate, renovating historic houses and commercial buildings. His portfolio now spans over 500,000 sq ft, including self-owned, partnership, and third-party properties.

Adaptable and growth-focused, Ernie is a dynamic force in commercial real estate, excelling in sales and leasing. Recognized in Columbus and Phenix City, he's received Coldwell Banker Commercial awards, consistently ranking in the top 2% nationally since 2014. Holding the Certified Commercial Investment Manager (CCIM) designation, Ernie is an active member of the International Council of Shopping Centers.

Expertise in diverse transactions—landlord/tenant representation, sales/leasing, development, adaptive reuse, site selection, industrial/office assets—extends to recreational and timber tracts, Conservation Easements, and more. Ernie's educational journey includes a 1996 University of Georgia graduation, Real Estate License (2001), CCIM (2002), and Associate Brokers license (2007). Ernie is also a graduate from Auburn University where he earned a Master's in Real Estate Development (2025), making his commitment to growth evident.

Community engagement is integral to Ernie's ethos. Actively involved in the Rotary Club of Columbus, he holds leadership positions on boards such as The Hospital Authority of Columbus, Downtown Development Authority of Columbus, Uptown Columbus, Colony Bank Advisory board, and Business Improvement District board.

Ernie's passion for international travel with his family of seven contributes to his creative real estate perspective. In the ever-evolving commercial real estate landscape, Ernie is a beacon of excellence, expertise, and community impact. His commitment to guiding clients through this dynamic world reflects unwavering dedication to delivering exceptional service.

