

# Retail Building For Sale

2802 S Hwy 41 / Elko GA 31025

**LIST PRICE \$340,000**



**COLDWELL BANKER  
COMMERCIAL**

THE FREE GROUP



Danny Evans  
478-808-2708 Cell  
478-218-2600 Office  
dannyevans@cbfreerealty.com

Coldwell Banker Commercial The Free Group  
1271 S. Houston Lake Road  
Warner Robins, GA 31088  
www.cbfreecommercial.com

Julie Evans  
478-808-2751 Cell  
478-218-2600 Office  
julieevans@cbfreerealty.com

## Description

Introducing a prime commercial opportunity with unlimited potential—formerly known as the Henderson Corner Market. Located just 1.2 miles from I-75 and only minutes from Perry, this standout corner property sits at the crossroads of Highway 26 and Highway 41 South, offering excellent visibility and easy access for locals and travelers alike.

Partially updated in 2025, this building carries a story that's as authentic as Henderson itself. Before it ever became a formal wear boutique, it served as the community's local gas station and country store—owned and operated by a longtime Henderson family. In more recent years, it was thoughtfully converted into a country market featuring locally produced food products and goods, continuing its tradition as a gathering place for the community.

Inside, you'll find a flexible layout featuring two half baths, a private office, kitchen area, and ample storage, making it well-suited for a wide range of business uses. Outside, the property offers a paved parking lot with 30+ parking spaces on a 0.7-acre lot, plus plenty of room to expand—whether that means additional retail/market space, outdoor seating, or even more parking.

Whether your vision is a retail storefront, restaurant/café, professional office, or the next exciting community-focused venture, this property delivers the perfect blend of country charm, local history, and growth-area location in historic Henderson, Georgia.





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DS Initial *[Signature]*

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 Fee Amt: \$4.50 Page 1 of 1  
 Houston, GA, Clark Superior Court  
 Cepelove v. Sullivan Clark  
 BK 78 PG 197

THE UNDERSIGNED DOES CERTIFY THAT THEY ARE THE OFFICES OF THE LAND SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGES THIS PLAT AND ALIGNMENT TO BE THEIR FREE ACT AND DEED.

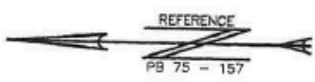
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U.S. HIGHWAY 41  
 R/W VARIES

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C-1	40.60'	56.69'	52.19'	N 38°30'00"E
COURSE	BEARING	DISTANCE		
L-1	S 89°27'50"E	20.06'		

12/19/16  
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**CERTIFICATION**  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32047 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 310294 FEET.  
 THE LINEAR AND ANGULAR MEASUREMENT SHOWN ON THIS PLAT WERE OBTAINED BY USING A TOPCON GTS-312 ELECTRONIC TOTAL STATION ON 12-6-16



SURVEY FOR  
**CARL HAMMOCK**  
 LAND LOT 238 14TH DISTRICT  
 HOUSTON COUNTY, GEORGIA  
 SCALE 1"=50' DECEMBER 6, 2016  
**JONES SURVEYING COMPANY**  
 PERRY, GEORGIA (478) 957-2705

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# AERIAL



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