

# The Denham House Eatonton, GA

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**Historic Eatonton Square  
2,473 SF Office/Medical plus  
1,170 SF Carriage House**

**Priced at \$440,000**

**204 S. Jefferson Ave.  
Eatonton, GA 31024**

**Offered by:**

***Harry Norman Commercial***

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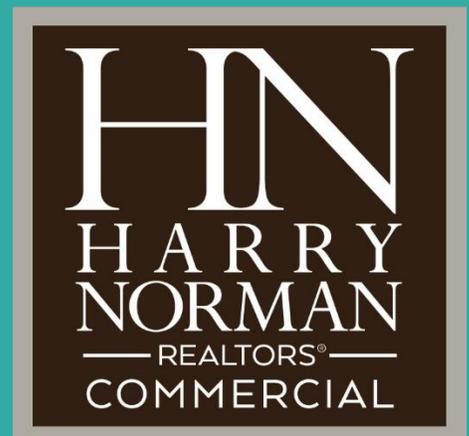
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**Harry Norman Realtors, Inc.  
Commercial Real Estate Services**



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**The Denham House**  
**204 S. Jefferson Ave., Eatonton, GA**  
***Executive Summary***

Offering Price:	\$440,000
Rentable SF:	Total 3,643 SF
Price PSF:	\$120.78
Stories:	Main Building – 1 Story; Carriage House - 2 Stories
Floor Plan:	Main Building – 2,473 SF; Carriage House – 1,170 SF
Tenancy:	Multi-Tenant
Utilities:	Electric; Natural Gas; City Water & Sewer
Zoning:	C- Commercial District
Property Size:	0.36 +/- Acres
Year Constructed/Renovated:	1927 & 1940 / 2022
Construction:	Masonry Block/Brick; Asphalt Shingle
Parking:	3.3/1,000 SF

***Highlights***

- *Live | Work | Play one block off Eatonton's Historic Courthouse Square.*
- *1920s Hollywood-style Tudor features five fireplaces and a spacious floor plan.*
- *2-Story Carriage House for Studio, Retail annex, In-law or Teenager Suite.*
- *Barrel-vaulted ceilings, Art deco fireplaces, French doors, original Chandeliers.*
- *Fronting Georgia's Antebellum Trail just steps from restaurants, shops, places of worship and four museums.*
- *Immediate Occupancy Available!*

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## ***Property Highlights***

Live, work and play one block off the Courthouse Square in this spectacular location in the heart of Eatonton!! The Denham House is a fully renovated 1920s Hollywood-style Brick Tudor, featuring five fireplaces and a spacious floor plan adaptable for commercial and residential uses. A separate carriage house offers endless possibilities.

This property is an excellent opportunity for medical professionals, wellness practitioners, professional service providers, or businesses seeking a prominent location in a classic small-town community with proximity to metro Atlanta. Most recently used as a residence, this historically renovated dwelling has housed several businesses, including a law firm, employment agency, and dress shop.

With two separate buildings, this unique property presents an amazing opportunity to capitalize on a great location near the center of Eatonton. On Georgia's Antebellum Trail and just steps from restaurants, shops, places of worship and four museums, the property is positioned to benefit from increased tourism in downtown Eatonton.

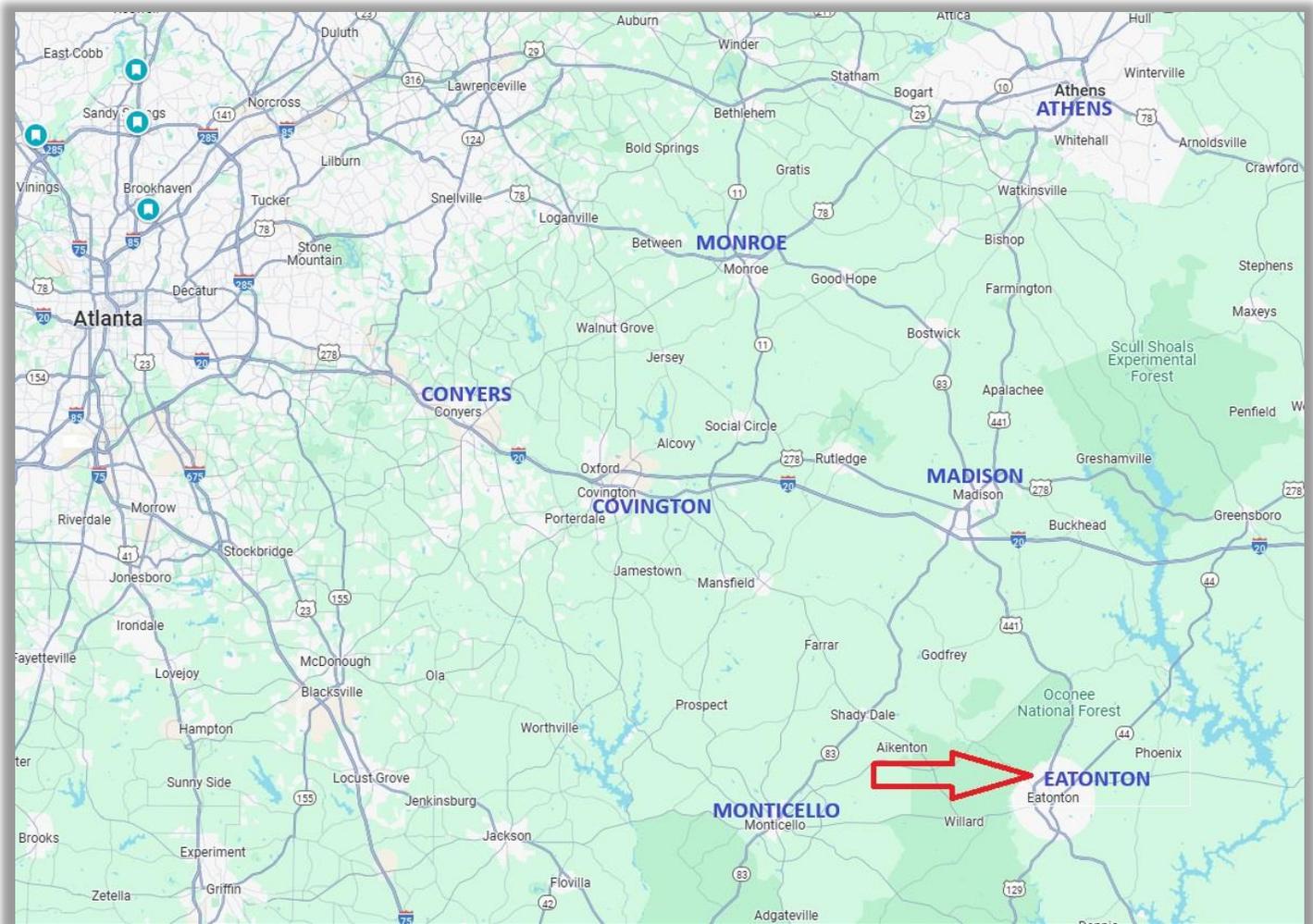


***The Denham House - Front Elevation***

## Location

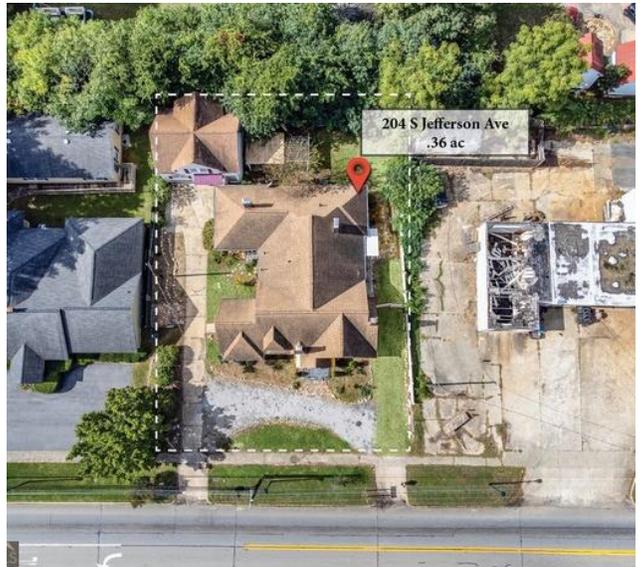
This unique property is located on the main highway through town on South Jefferson Avenue, just one block south of the Historic Eatonton Square. The high visibility location near a prominent corner of the Square is close to Lake Oconee with boating, golf, and recreation just minutes away. The 4-lane expansion of Hwy 441 from I-20 to Eatonton will be completed in 2025, and the location will also benefit from the revitalization taking place in downtown Eatonton, with a new 52-room boutique hotel slated to open in 2025.

The location on South Jefferson Avenue has a 2022 traffic count of 8,800 vehicles per day. Over 2,200 households reside within a 3-mile radius with an estimated population of 5,700 projected to grow by 4.2% through 2029. The median household income is \$42,228.









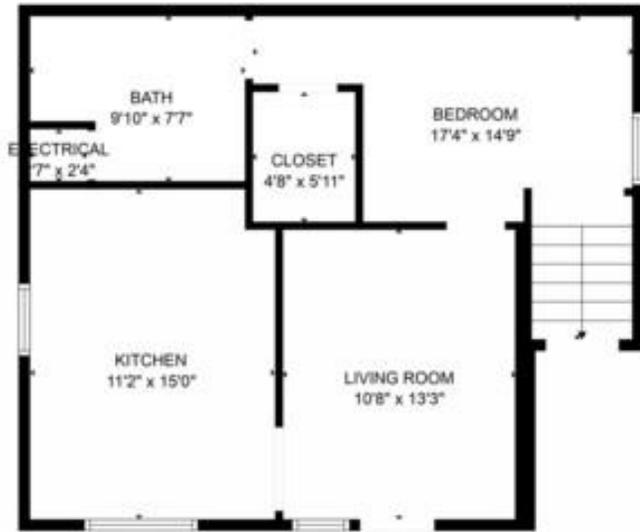


GROSS INTERNAL AREA  
 FLOOR 1: 2473 sq. ft  
 EXCLUDED AREAS: STORAGE: 16 sq. ft  
 TOTAL: 2473 sq. ft

MEASUREMENTS ARE CALCULATED BY LASERSCAN TECHNOLOGY. SECURED-HIGHLY RELIABLE BUT NOT GUARANTEED.



## Main Building Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 592 sq. ft. FLOOR 2: 577 sq. ft.  
 TOTAL: 1169 sq. ft.

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## Carriage House Floor Plan