



# Dodge County Marketplace - Eastman, GA

6345 Oak Street (US 23)  
Eastman, GA 31023

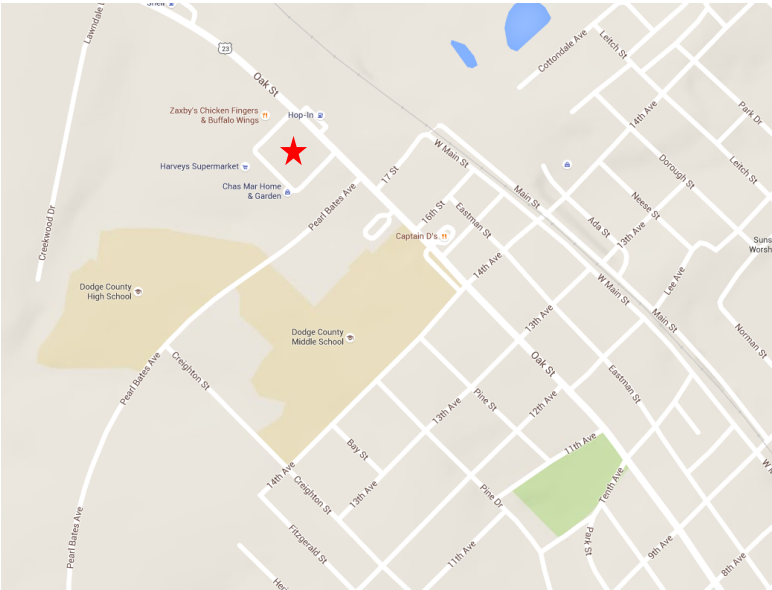
(Latitude, Longitude)  
(32.20842, -83.18981)



## AVAILABLE SPACES:

1,200 square feet

- Anchor tenant is Harvey's Supermarket with Zaxby's, Farmer's Furniture and Badcock adjacent to center.
- Located near Dodge County High School and Dodge County Recreational Complex.



## DEMOGRAPHICS:

	5 miles	15 miles
2025 Population:	10,921	27,016
2025 Households:	4,185	9,892
2025 Median HH Income:	\$44,742	\$49,892

## TRAFFIC COUNTS:

Street:	Daily Count
US 23	10,300

**LANDLORD  
MOTIVATED**

*Please contact our office for  
additional information.*

**The Temples Company**  
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\* This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee or representation about the information. It is your responsibility to independently confirm its accuracy and completeness. 2516MAY



## TENANT ROLL:

Space	Tenant
1	Chas-Mar
2	Winter Mattress
3	Factory Connection
4	Le Nails
5	Harvey's Supermarket
6	Vapeopolis
7	Cricket Wireless
8	Vacant (1,200 s.f.)
9	World Finance
10	Zaxby's

## ASKING LEASE RATE:

Space	Address	Size	Dimensions	Rent	CAM, Taxes & Insurance	Monthly Rent
8	6345 Oak Street	1,200 s.f.	20' x 60'	\$6.75 per square foot	\$1.50 per square foot	\$675.00 + 150.00 = \$825.00



Oak Street (US 23)