AVAILABLE FOR PURCHASE 1120 INDIAN DRIVE EASTMAN, GA



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The Real Estate Company

Property Highlights

| Address | 1120 Indian Drive, Eastman, Georgia |
|-------------------|-------------------------------------|
| List Price | \$1,970,000.00 |
| NOI | \$133,536.00 |
| Acreage | 1.58 Acres |
| Building Size | 13,280/SF |
| Floors | <u>1</u> |
| Number of Tenants | 3 |
| Occupancy | 100% |
| Year Built | 2011 |
| Zoning | Highway Commercial (C-H) |





1120 Indian Drive in Eastman, Georgia offers an investor the opportunity to acquire an exceptionally well kept multi-unit strip center located on an out parcel to Walmart Supercenter. Long standing tenants of the center include Dollar Tree, Verizon Wireless, and MED + Immediate Care. All leases are NNN. The building was repainted in September of 2022 and the 63 space parking lot was resealed and striped in November of 2022.

Access To Property



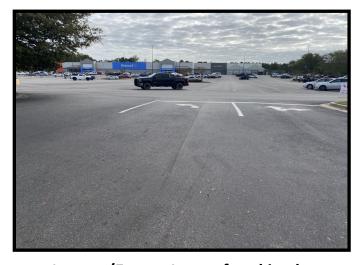
Main Intersection and Drive



Secondary Drive



Ingress/Egress 1 into parking lot



Ingress/Egress 1 out of parking lot



Ingress/Egress 2 into parking lot



Ingress/Egress 2 out of parking lot

Surrounding Users



Walmart Supercenter



Sonic



Murphy Oil



Aarons



KFC and Taco Bell



Tractor Supply