

**AVAILABLE FOR PURCHASE**  
**1120 INDIAN DRIVE**  
**EASTMAN, GA**



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**The Real Estate Company**

# Property Highlights

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





**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