

# Freestanding QSR Available in Madison

1971 Eatonton Rd, Madison, GA 30650



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Population Density	5,409	8,937	18,594
Average HH Income	\$98,994	\$97,347	\$93,983

## 2nd Gen Restaurant Available for Lease

### PROPERTY HIGHLIGHTS

- 3,000 SF 2nd generation freestanding restaurant space available
- Full access on Hwy-441 / Eatonton Rd
- 0.71 AC parcel
- Dedicated monument signage
- Excellent visibility, frontage and exposure to 20,500 VPD (Hwy-441 / Eatonton Rd)
- 0.2 miles north of Interstate-20 interchange
- Ample parking, 36 spaces
- Zoning C-4, interstate commercial district (city of Madison)

EXCLUSIVE AGENT  
**PATRICK BENTLEY**  
[patrick@highpoint-realestate.com](mailto:patrick@highpoint-realestate.com)  
**770.462.0055**

**Highpoint**  
REAL ESTATE



No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

# Site Plan | 1971 Eatonton Rd, Madison, GA 30650



