

# FOR SALE | OR LEASE PRIME OPPORTUNITY

5,400 SF  
0.3 ACRES

7923 HIGHWAY 441  
DILLARD, GEORGIA

 COLDWELL BANKER | KENNON, PARKER,  
DUNCAN & DAVIS



ERNEST SMALLMAN IV  
ERNESMALLMAN.COM



Offering office and warehouse space with a dock door and two roll-up doors for easy access. Located in a high-visibility area, this versatile space is perfect for businesses looking to expand or relocate in Dillard, GA.

**5,400 SF**  
BUILDING SIZE



**SALE PRICE**  
**\$845,000.00**

**25 PARKING SPOTS**

## FEATURES

- Office Space
- Warehouse Space
- Dock Door
- 2 Roll Up Doors
- Prime Visibility

Clayton  
Franklin  
Mountain City

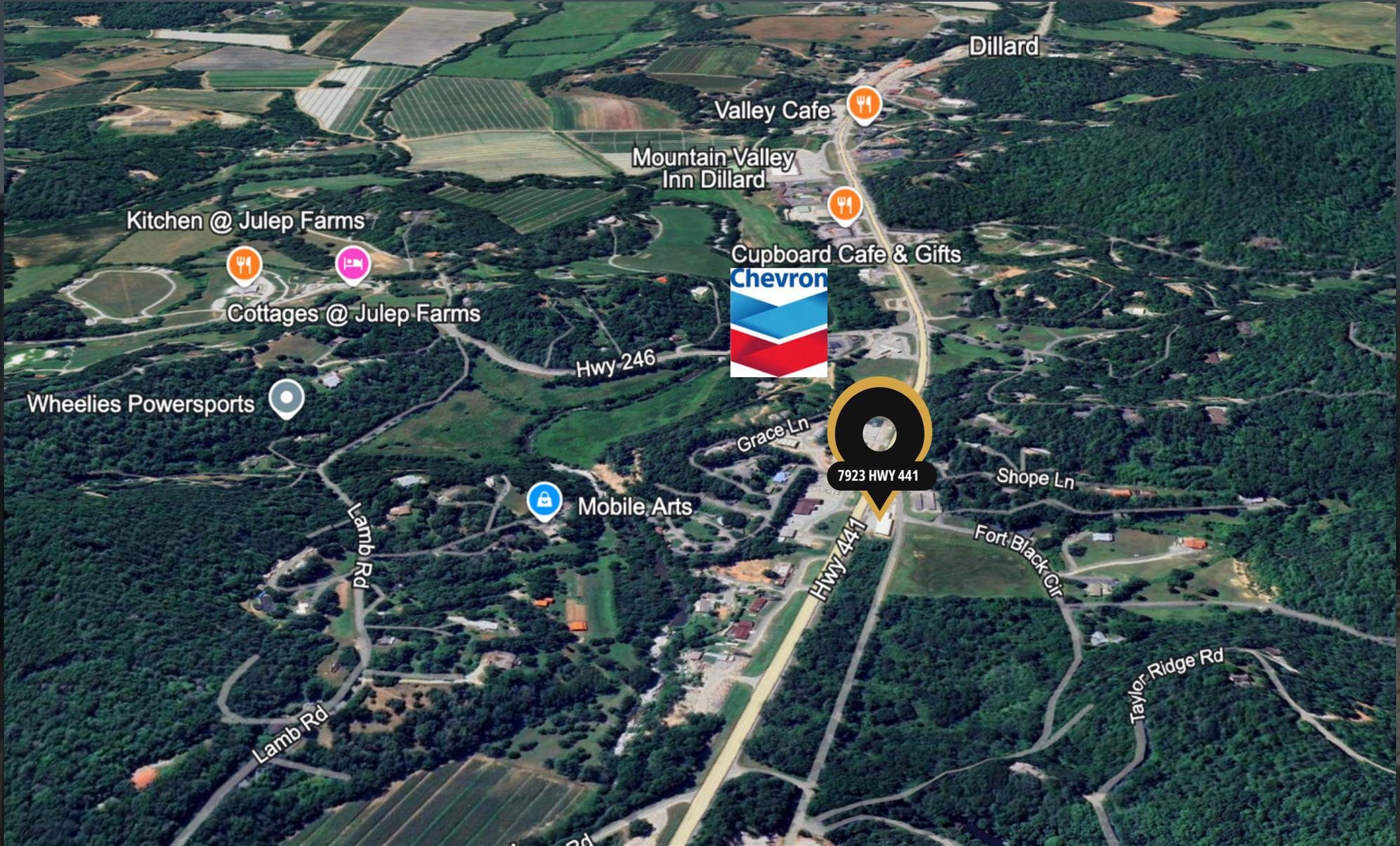
## MARKET

**LEASE RATE**  
**\$14.50 / SF**  
NNN LEASE



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# NEARBY RETAILERS





# NEARBY TRAFFIC COUNTS

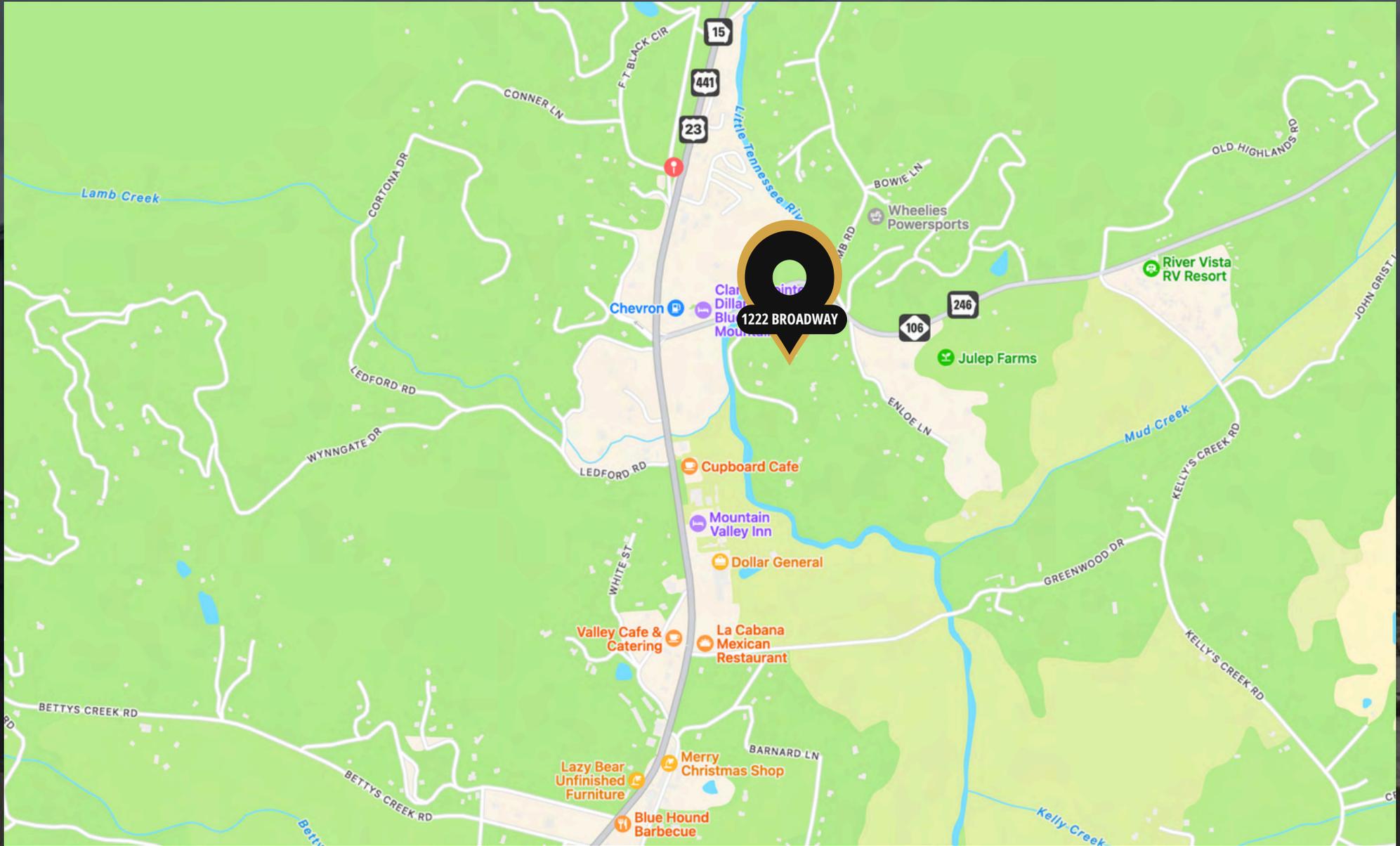
## 20,200 VPD



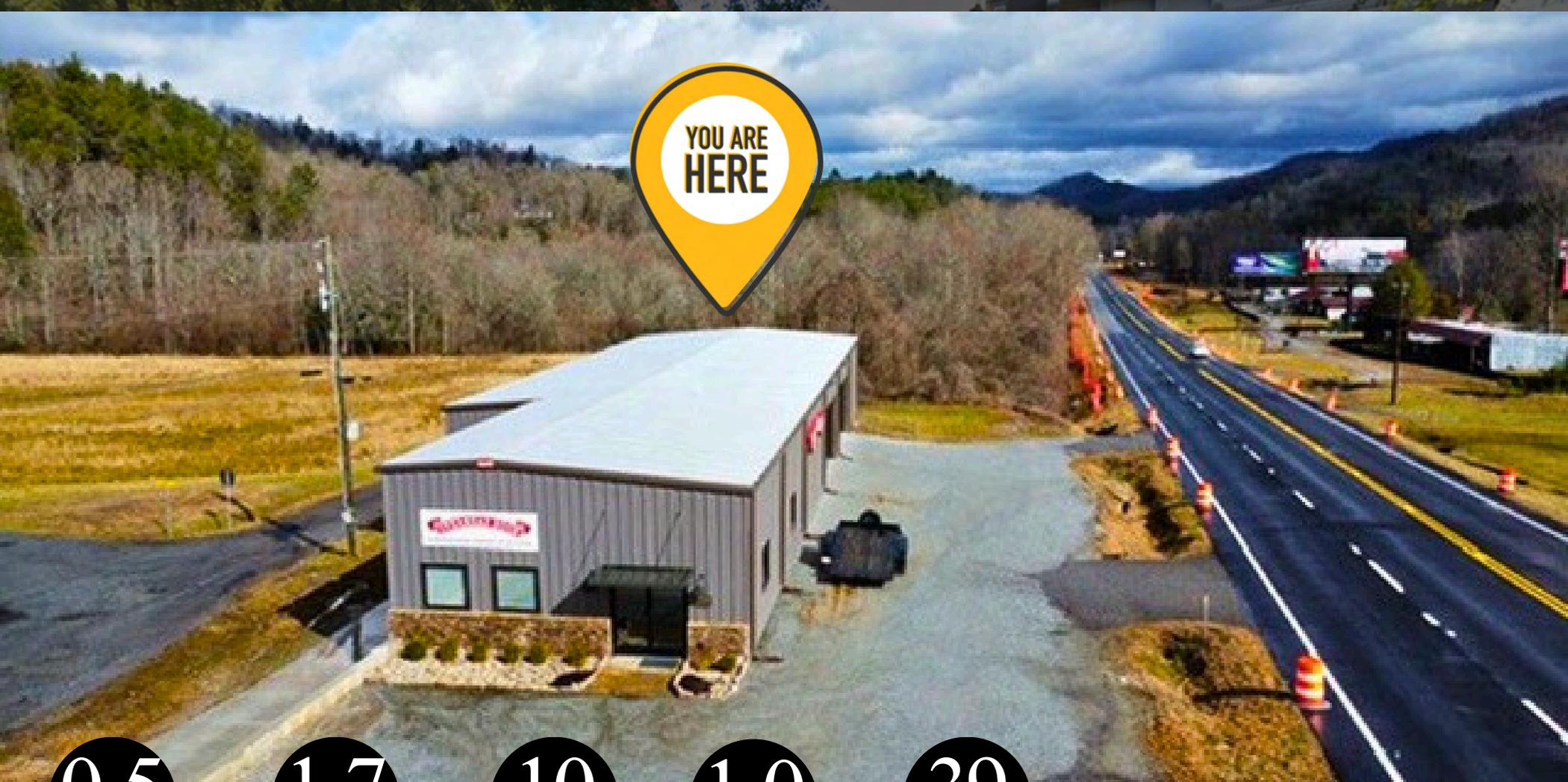


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# LOCATION MAP



# PROPERTY



YOU ARE  
HERE

0.5  
MILES

TO  
VETERANS  
PKWY

1.7  
MILES

TO  
MIDTOWN  
COLUMBUS

10  
MILES

TO  
FT MOORE

1.0  
MILES

TO  
PHENIX  
CITY

39  
MILES

TO  
WEST  
POINT

# PROPERTY



# CONTACT



# ERNIE SMALLMAN

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706-256-1500 (Office)

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FOR MORE INFORMATION

Ernie Smallman is a seasoned commercial real estate broker with a two-decade career, started in 1996, displaying unwavering dedication that transformed into a true passion. Originally known for crafting heart pine furniture, Ernie seamlessly transitioned to real estate, renovating historic houses and commercial buildings. His portfolio now spans over 500,000 sq ft, including self-owned, partnership, and third-party properties.

Adaptable and growth-focused, Ernie is a dynamic force in commercial real estate, excelling in sales and leasing. Recognized in Columbus and Phenix City, he's received Coldwell Banker Commercial awards, consistently ranking in the top 2% nationally since 2014. Holding the Certified Commercial Investment Manager (CCIM) designation, Ernie is an active member of the International Council of Shopping Centers.

Expertise in diverse transactions—landlord/tenant representation, sales/leasing, development, adaptive reuse, site selection, industrial/office assets—extends to recreational and timber tracts, Conservation Easements, and more. Ernie's educational journey includes a 1996 University of Georgia graduation, Real Estate License (2001), CCIM (2002), and Associate Brokers license (2007). Currently pursuing a Master's in Real Estate Development at Auburn University, Ernie's commitment to growth is evident.

Community engagement is integral to Ernie's ethos. Actively involved in the Rotary Club of Columbus, he holds leadership positions on boards such as The Hospital Authority of Columbus, Downtown Development Authority of Columbus, Uptown Columbus, Colony Bank Advisory board, and Business Improvement District board.

Ernie's passion for international travel with his family of seven contributes to his creative real estate perspective. In the ever-evolving commercial real estate landscape, Ernie is a beacon of excellence, expertise, and community impact. His commitment to guiding clients through this dynamic world reflects unwavering dedication to delivering exceptional service.

