

1105 Lake Oconee Parkway, Eatonton, GA



OWN THE CORNER & THE BUILDING

- Hwy 44 (Lake Oconee Pkwy) & Scott Rd.
- Lighted Intersection
- 2.1 acres - Prime Visibility
- * Rare corner in Lake Oconee market
- * Scott Rd. - Access to West side of Lake
- * 5700 SF Bank – 10 offices

1105 LAKE OCONEE PARKWAY

WEST SIDE OF LAKE OCONEE MARKET

2.1 ACRE CORNER SITE

Sebastian Cove
175 homes

Sebastian Cove
Airport

CVS
Shell CITGO
verizon

LAKE HOUSE
YOUNG HARRIS WATERSPORTS
G.W.I.L.L. WATERSPORTS

TRUIST

DUNKIN'

LAKE OCONEE CHURCH
Lakeside CHURCH

WELLS FARGO

Arabella Lake Oconee
Coming soon

PJ's COFFEE
Publix BankSouth
SUBWAY POSTNET

Reynolds Lake Oconee
3000+ homes
6 golf courses

DQ
AMICI

radioshack
DOLLAR GENERAL
LO BISTRO
Sweet Kneads

THE RITZ-CARLTON
REYNOLDS, LAKE OCONEE

SHERWIN-WILLIAMS
LAKE OCONEE FAMILY FITNESS

PINNACLE CREDIT UNION

mellow MUSHROOM PIZZA BARBERS
Waffle HOUSE
McDonald's ACE Hardware

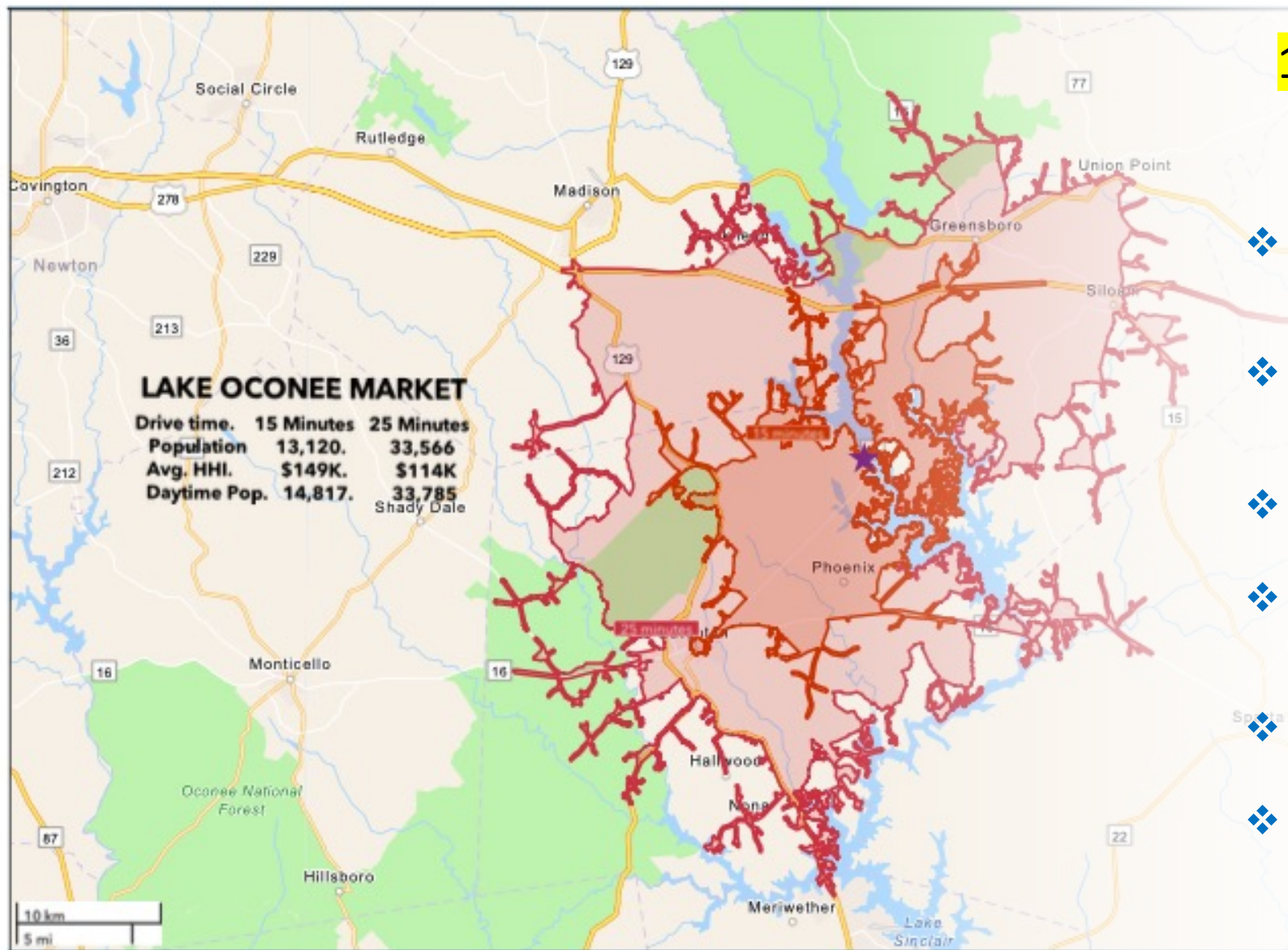
Cuscowilla on Lake Oconee
275 homes

Marc Kirchoff, CCIM
Principal - Broker Officer
MARCO REAL ESTATE SERVICES
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LAKE OCONEE MARKET

**1105 LAKE OCONEE PARKWAY
HWY 44 & SCOTT RD**



- ❖ CAPTURES BOTH NORTH AND SOUTH SIDES OF UNDER SERVED GROWING LAKE COMMUNITIES
- ❖ CAPTURES REYNOLDS, DEL WEBB, THE LANDING, HARBOR CLUB, & MANY OTHERS.
- ❖ CAPTURES GROWING WEST SIDE OF LAKE OCONEE
- ❖ CAPTURES GREAT WATERS, CUSCOWILLA, & GROWING SOUTH LAKE COMMUNITIES
- ❖ MARKET SIZE & DAYTIME POP. IS LARGER THAN ESTIMATED
- ❖ AHHI IN 15 MIN. IS + \$149K

1105 LAKE OCONEE PARKWAY

ALYSIS AND DESIGN OF BOUTS ARE UNDERWAY

GA DOT HWY 44 PLANS



SITE

SITE

LAKE OCONEE PARKWAY

SCOTT ROAD

S.R. 44/LAKE OCONEE PARKWAY

CLACK CIRCLE



PRELIMINARY PLAN

PLANNING AND DESIGNING AND

LEGEND

- EDGE OF SHOULDER
- EDGE OF TRAVEL LANE
- PROPOSED PAVEMENT
- PROPOSED BRIDGE
- PROPOSED GRASSED MEDIAN
15', 24' & 32'
- PROPOSED RAISED MEDIAN
- PROPOSED SIDEWALK
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- REQUIRED RIGHT-OF-WAY
- REQUIRED PERMANENT EASEMENT
- REQUIRED DEMOLITION EASEMENT
- DRIVEWAY EASEMENT
- OBLITERATE EXISTING PAVEMENT
- NBSW (NON BUFFERED STATE WATER)
- WETLAND
- OPEN WATER
- ENVIRONMENTAL SENSITIVE AREA
- EXISTING TRAFFIC SIGNAL
- STOP SIGN

RAYMOND CHARLES BONE

JEFFERY R HOOK

JEFFERY R HOOK

LAKEVIEW SENIOR GARDENS LP

THUNDER VALLEY OWNERS ASSOCIATION, INC.

LAKE OCONEE LLC

CYNTH CREEK REALTY LLC

LNH PROPERTIES LLC & ETAL
C/O CARLENE HARRIS

PIEDMONT WATER COMPANY

LODI ENTERPRISES
C/O CYNTHIA GAIL
CLACK GOODMAN &
EMMETT GOODMAN

1124 LAKE OCONEE PARKWAY, LLC

What does 25,000 VPD or 750,000 VP Month look like?

SOUTHBOUND HWY 44 TRAFFIC STACKED UP
FROM SCOTT RD. - TRAFFIC LIGHT.
* ESTIMATE 150-170 VEHICLES

NORTH
BOUND

HWY 44

SOUTH
BOUND

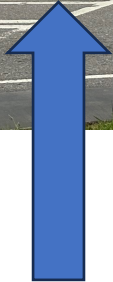


1105 LAKE OCONEE PARKWAY SITE
MULTI USE – RESTAURANT / RETAIL

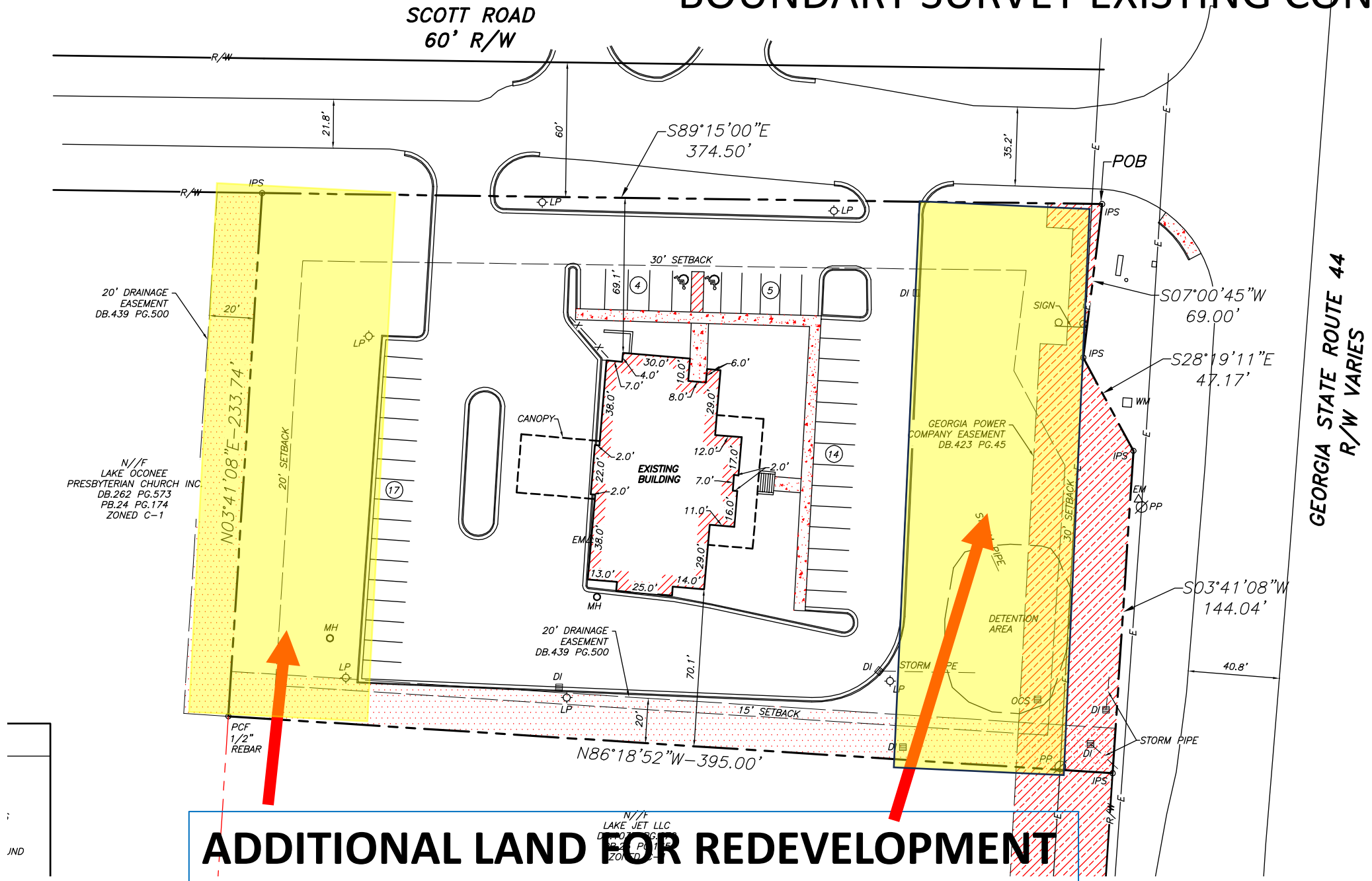
1105 LAKE OCONEE PARKWAY



INTERSECTION WILL
CONVERT TO A
ROUND A BOUT WHEN
HWY 44 IS WIDENED



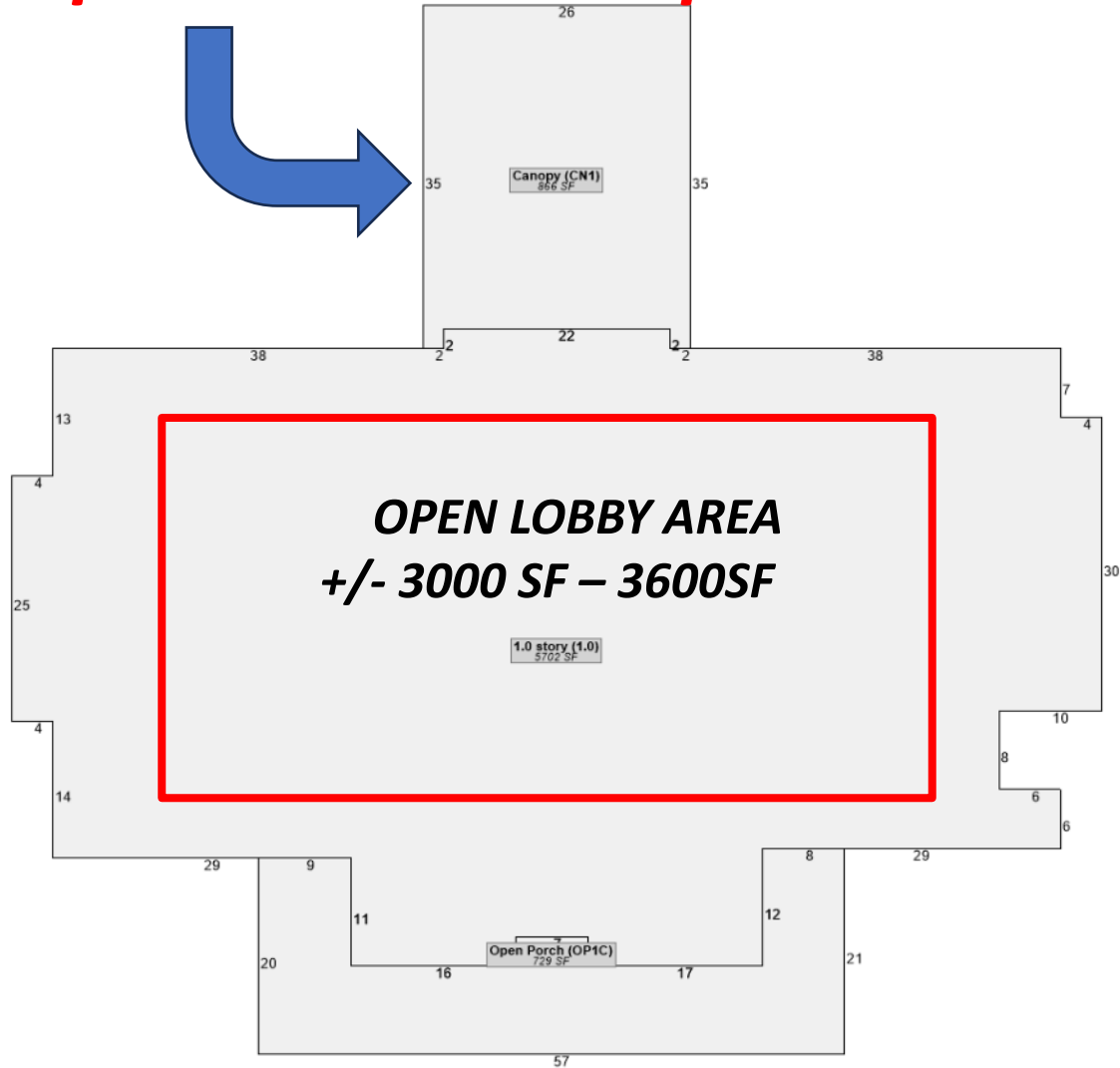
BOUNDARY SURVEY EXISTING CONDITIONS



ADDITIONAL LAND FOR REDEVELOPMENT

1000 SF CANOPY

Expansion or Pick Up Area



EXISTING BUILDING DATA

5702 SF ONE STORY
+/- 3000 OPEN LOBBY/SHOWROOM
11' – 12-6" CEILING HEIGHTS
OPTIONS FOR RETROFIT
ADA RESTROOMS
BREAK ROOM
730 SF OPEN PORCH DISPLAY
PARKING IN REAR, FRONT AND SIDE
100% VISIBILITY TO INTERSECTION

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