

PRICE REDUCED

RESTAURANT BUILDING

423 Spaulding Road - Montezuma, Macon County, GA 31063



REDUCED SALES PRICE:
~~\$229,500~~ \$190,000

LOCATION OVERVIEW

- Subject property located at the signalized intersection of Spaulding Road & Walnut Street
- Adjacent to McDonald's, across from Macon County High School, opposite Gas N Go, Jack's and CVS
- Average Daily Traffic Count: 8,050± VPD
- Neighbors: Macon County High School, McDonald's, Jack's, Subway, CVS Pharmacy, Dollar General, Advance Auto Parts, Harvey's Supermarket, Family Dollar, Montezuma Gas & Go, Farmers Furniture

PROPERTY OVERVIEW

- 3,600± SF Restaurant Building
 - Former Hardee's
 - Two (2) twin fixture restrooms
 - Seating capacity: 100
- .94± Acre corner lot; two (2) curb-cuts
- Built in 1984
- Closed in 2020
- Plenty of concrete, paved parking
- 480 Amp 3-phase electrical

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Revised 8/21/24

SALE

RESTAURANT BUILDING

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LOCATION:	Subject property located at the signalized intersection of Spaulding Road and Walnut Street.
BUILDING INFORMATION:	3,600± SF Restaurant Building <ul style="list-style-type: none">- Built as Hardee's Restaurant- Two twin fixture restrooms
SEATING CAPACITY:	100
AVERAGE DAILY TRAFFIC COUNT:	8,050± VPD
LAND AREA:	<ul style="list-style-type: none">• .94±Acres• Access via Spaulding Road & Walnut Street
YEAR BUILT:	1984
ROOF:	70% Composition, 30% Enamel Metal; flat
ZONED:	Commercial
PARKING:	Concrete paved parking for 40 plus vehicles
UTILITIES:	<ul style="list-style-type: none">• All utilities available to the site.• 480 AMP 3-phase electrical
NEIGHBORS:	Macon County High School, Jack's McDonald's, Subway, CVS Pharmacy, Dollar General, Advance Auto Parts, Harvey's Supermarket, Family Dollar, Montezuma Gas & Go, Farmers Furniture
REDUCED SALES PRICE: \$229,500 \$190,000	

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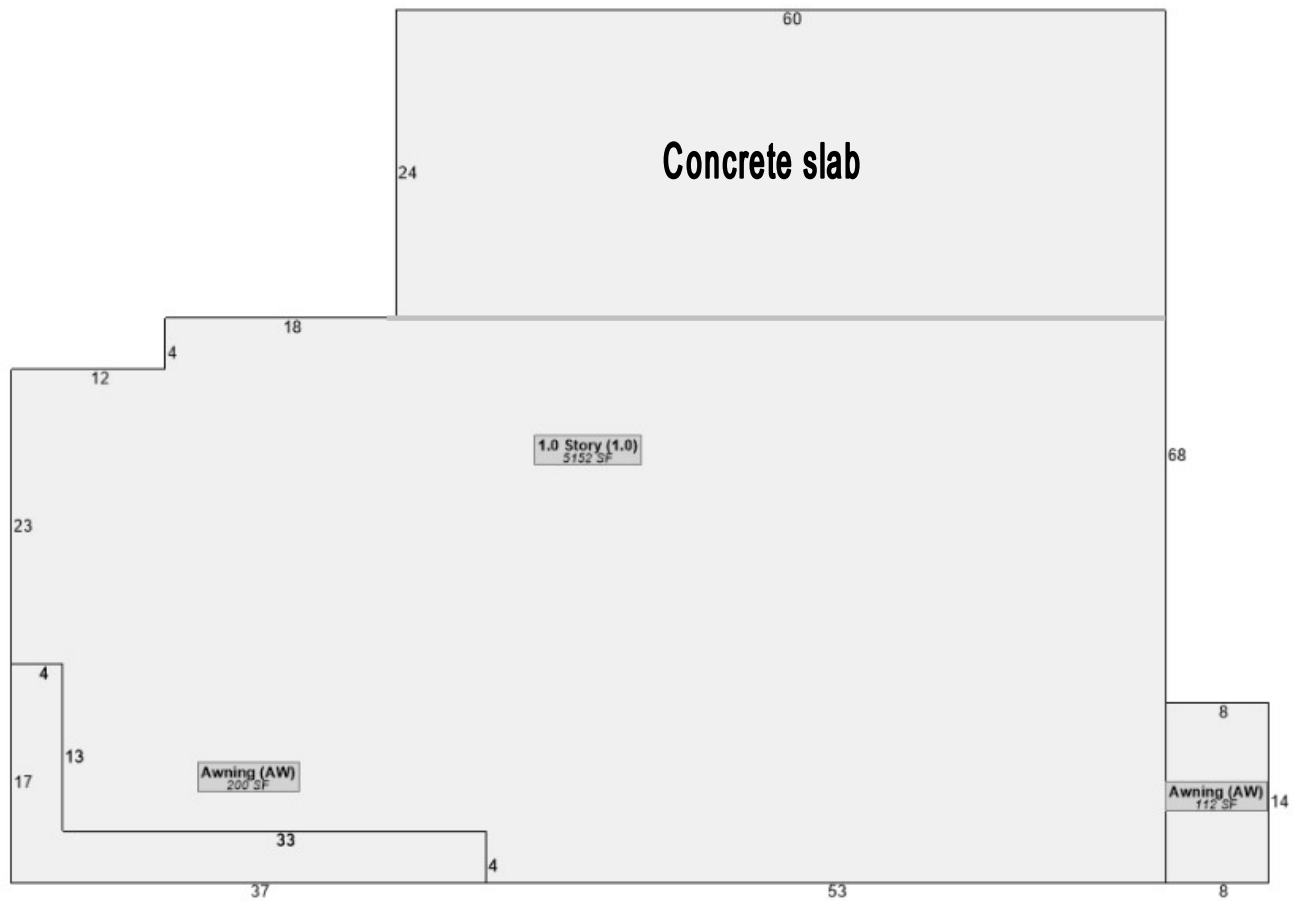


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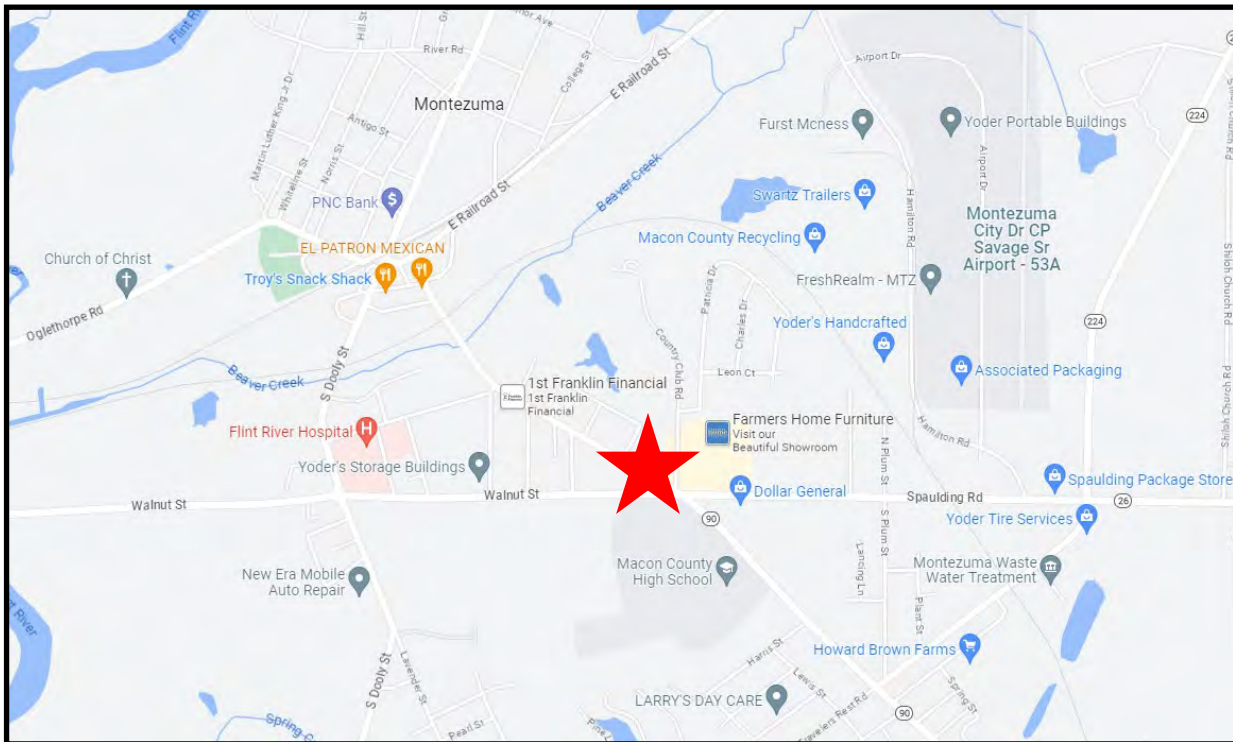
BUILDING SKETCH



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**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

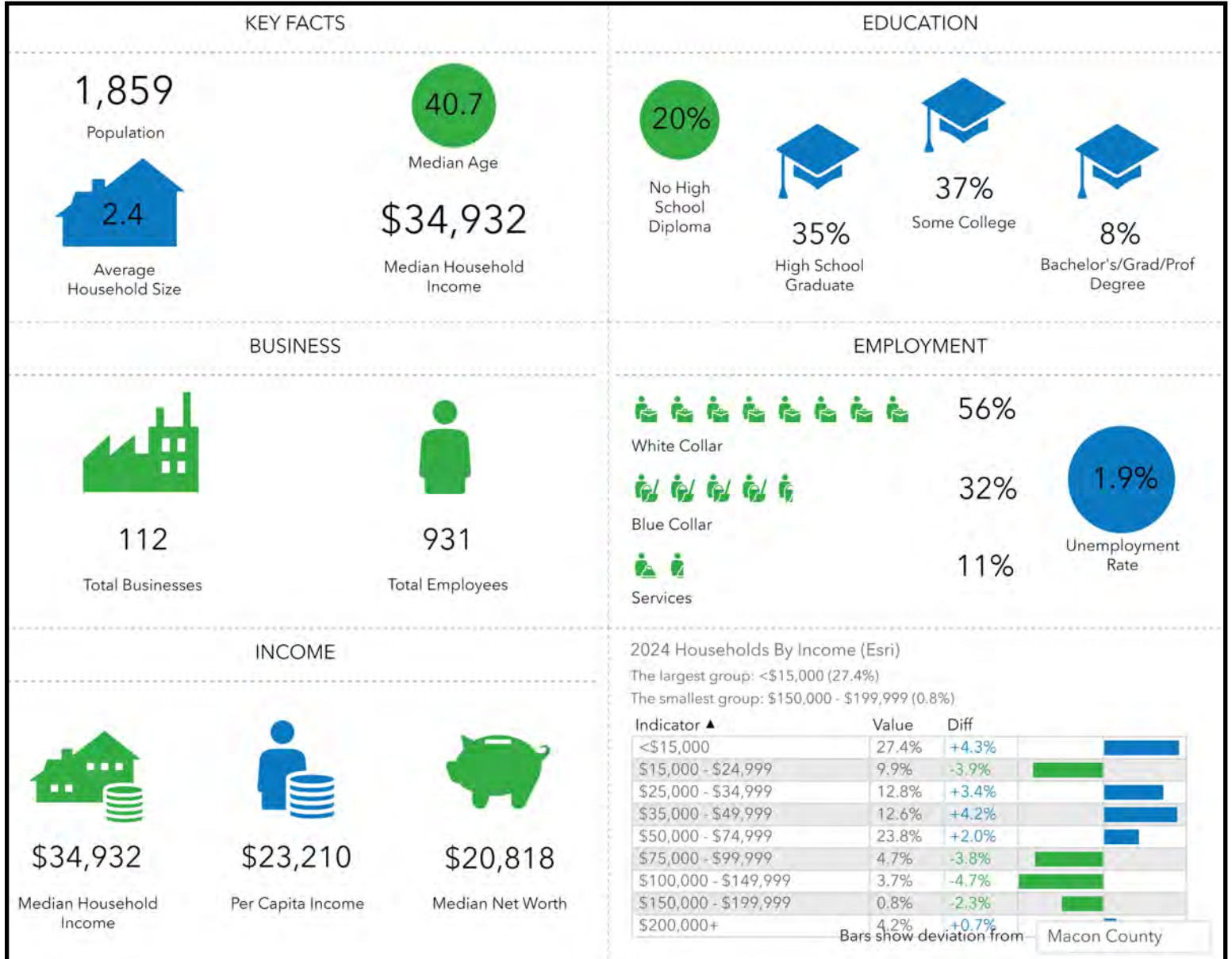
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DEMOGRAPHICS - ONE MILE

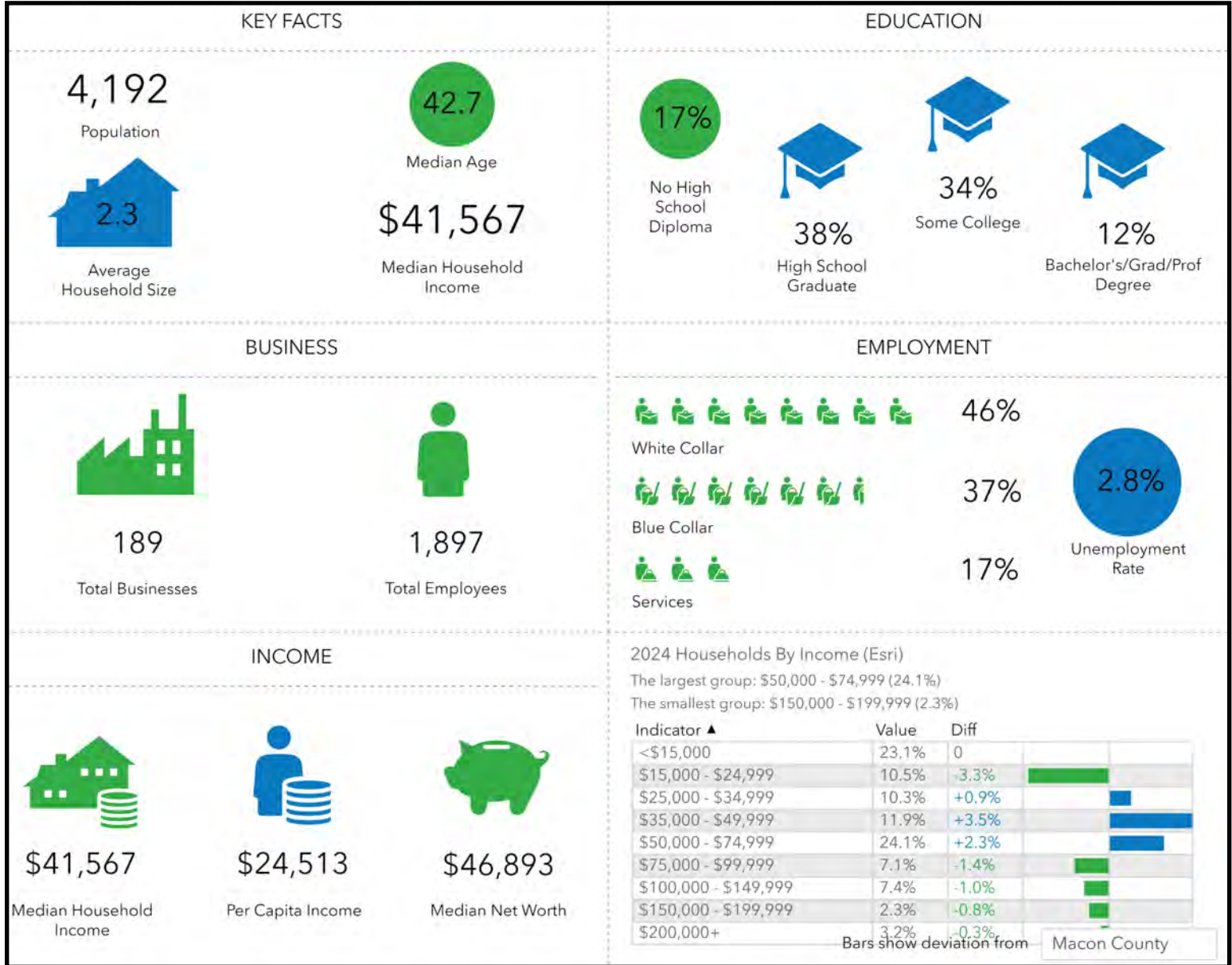


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DEMOGRAPHICS - THREE MILE



SALE

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DEMOGRAPHICS - FIVE MILE

KEY FACTS

EDUCATION

7,134

Population



2.5

Average Household Size

39.6

Median Age

\$40,830

Median Household Income

25%

No High School Diploma



40%

High School Graduate



26%

Some College



9%

Bachelor's/Grad/Prof Degree

BUSINESS

EMPLOYMENT



223

Total Businesses



2,685

Total Employees



White Collar

45%



Blue Collar

38%



Services

17%



4.0%

Unemployment Rate

INCOME

2024 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (23.7%)

The smallest group: \$150,000 - \$199,999 (2.4%)

Indicator ▲	Value	Diff	
<\$15,000	22.4%	-0.7%	
\$15,000 - \$24,999	11.8%	-2.0%	
\$25,000 - \$34,999	10.8%	+1.4%	
\$35,000 - \$49,999	11.0%	+2.6%	
\$50,000 - \$74,999	23.7%	+1.9%	
\$75,000 - \$99,999	7.3%	-1.2%	
\$100,000 - \$149,999	7.6%	-0.8%	
\$150,000 - \$199,999	2.4%	-0.7%	
\$200,000+	3.1%	-0.4%	

Bars show deviation from - Macon County



\$40,830

Median Household Income



\$20,430

Per Capita Income



\$51,813

Median Net Worth