

RETAIL BUILDING FOR SALE OR LEASE

1291 PINE STREET
UNADILLA, GA 31091
DOOLY COUNTY

±8,000 SF
±0.87 ACRE

PRICE REDUCED: \$595,000

ASKING PRICE: \$495,000

LEASE RATE: \$3,500/MO, NNN



BO ELLIOTT C: 478.718.2049

BELLIOTT@THESUMMITGROUPMACON.COM

4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210

O: 478.750.7507

WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- ±8,000 SF
- Former Family Dollar
- Year built: 2012
- Road frontage: Approximately 163' US Hwy 41 (Pine Street)
- Separate loading zone for storage
- Ceiling height: 16' | Parking spaces: 20
- Ideal for retail, restaurant, bar, storage/warehouse, and a variety of commercial uses, with zoning that also permits a gas station in its parking lot (COAM open)
- Two truck stops coming soon near this property, as well as a new meat market opening soon
- Located right off I-75 (Exit 121) – only 30 minutes from Macon in the growing city of Unadilla



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MAP

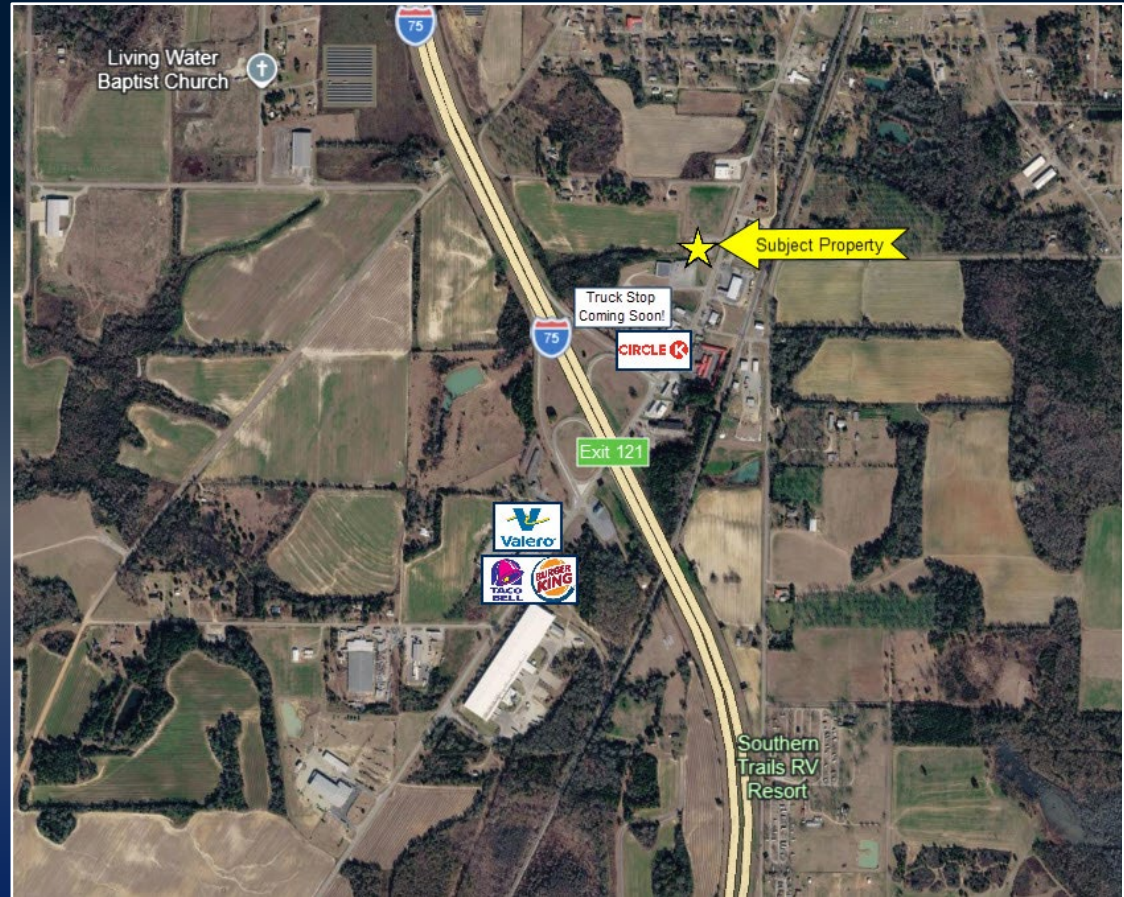


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AERIAL MAP & TRAFFIC COUNTS

Estimated Traffic Counts (GDOT 2024)
Pine Street – 3,860 VPD
I-75 – 54,900 VPD



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