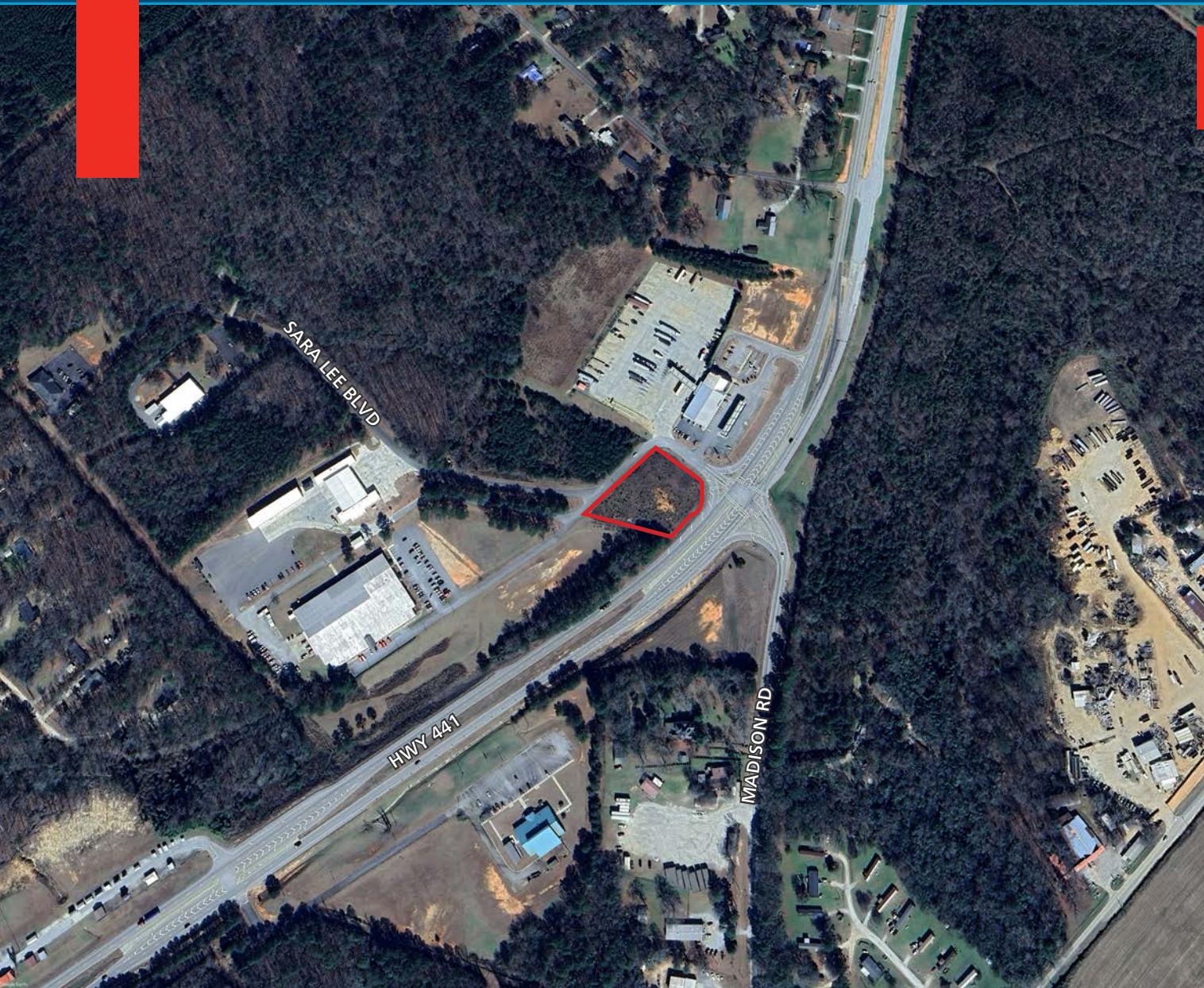


RETAIL DEVELOPMENT SITE (1.34 ACRES)

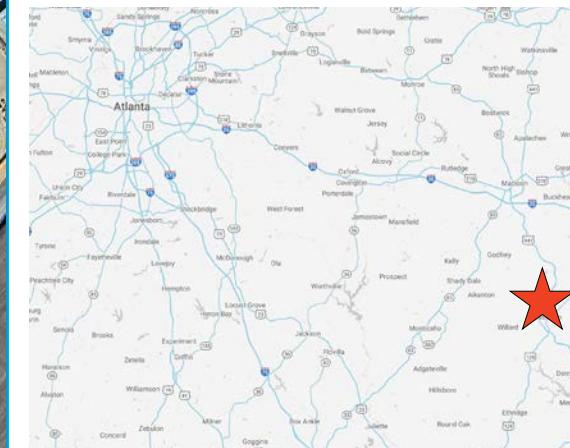
Hwy 441 & Sara Lee Blvd, Eatonton, GA 31024



DEVELOPMENT OPPORTUNITY FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- Corner lot with frontage along three sides of the site
- Zoned C-1, which allows for convenience store, specialty grocery, daycare, dollar stores, and urgent care
- 10,300 vehicles per day pass the site along Hwy 441
- Located just over one mile from Downtown Eatonton, near Lake Oconee



STEPHEN LAPIERRE

P: 770.913.3945

E: slapierre@ackermanco.net

WYATT WHITAKER

P: 770.913.3985

E: wwhitaker@ackermanco.net

RICKY ZIMMERMAN

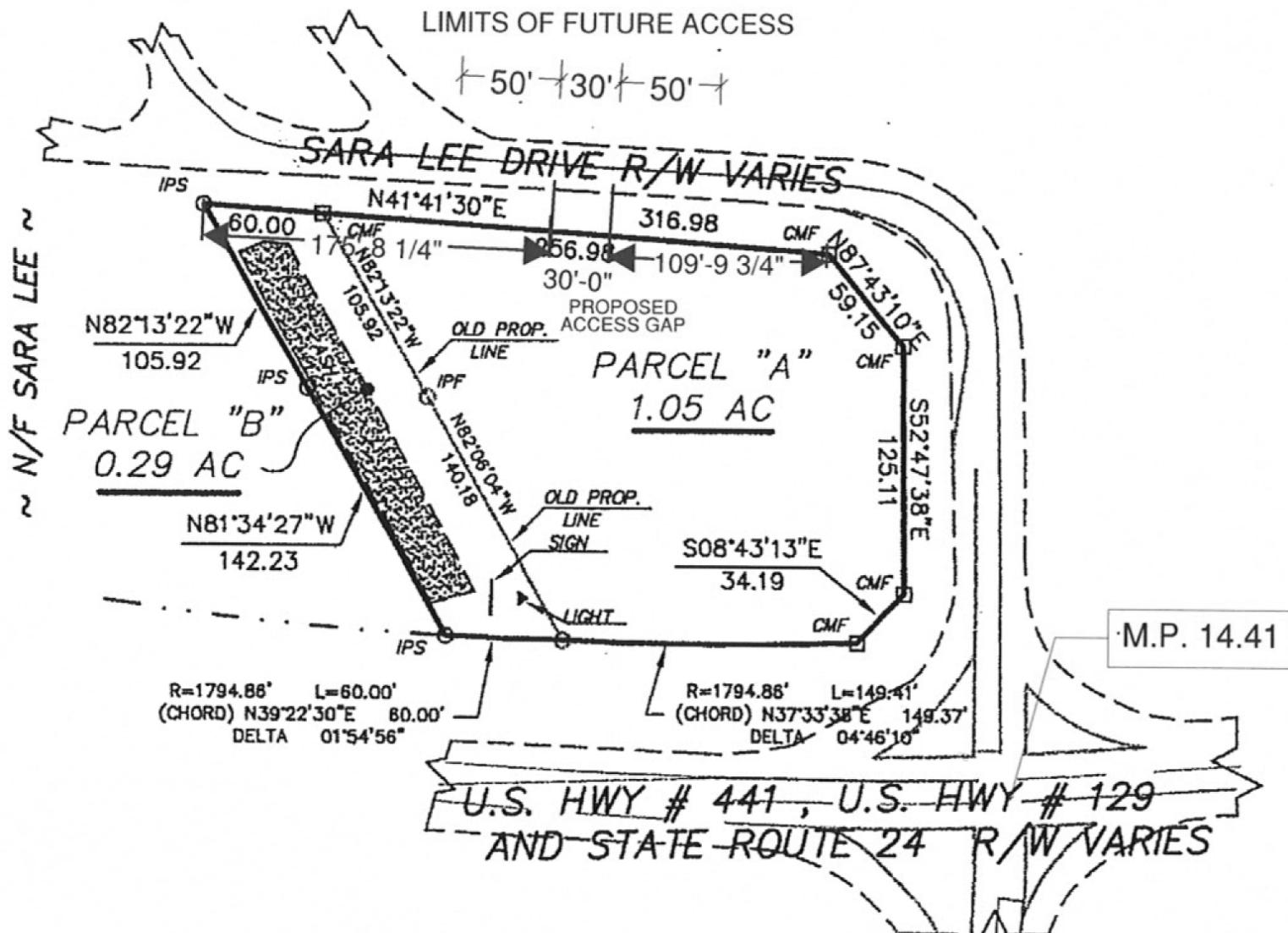
P: 770.913.3913

E: rzimmerman@ackermanco.net

Ackerman & Co.

RETAIL DEVELOPMENT SITE (1.34 ACRES)

Hwy 441 & Sara Lee Blvd, Eatonton, GA 31024



Ackerman & Co.

STEPHEN LAPIERRE

P: 770.913.3945

E: slapierre@ackermanco.net

WYATT WHITAKER

P: 770.913.3985

E: wwhitaker@ackermanco.net

RICKY ZIMMERMAN

P: 770.913.3913

E: rzimmerman@ackermanco.net

©2025 Ackerman & Co. All rights reserved. While we have no reason to doubt the accuracy of the information provided from sources we deem reliable, but neither ownership nor we guarantee it and therefore assume no liability for errors, omissions or changes to this content. Sources include CoStar, SitesUSA, ESRI, and Georgia DOT.

RETAIL DEVELOPMENT SITE (1.34 ACRES)

Hwy 441 & Sara Lee Blvd, Eatonton, GA 31024



AREA DEMOGRAPHICS (2025):

	1-MILE	3-MILE	5-MILE
POPULATION	787	5,390	6,653
HOUSEHOLDS	282	2,094	2,598
AVG HH INCOME	\$86,241	\$75,130	\$75,489

Ackerman & Co.

STEPHEN LAPIERRE

P: 770.913.3945

E: slapierre@ackermanco.net

WYATT WHITAKER

P: 770.913.3985

E: wwhitaker@ackermanco.net

RICKY ZIMMERMAN

P: 770.913.3913

E: rzimmerman@ackermanco.net

©2025 Ackerman & Co. All rights reserved. While we have no reason to doubt the accuracy of the information provided from sources we deem reliable, but neither ownership nor we guarantee it and therefore assume no liability for errors, omissions or changes to this content. Sources include CoStar, SitesUSA, ESRI, and Georgia DOT.