

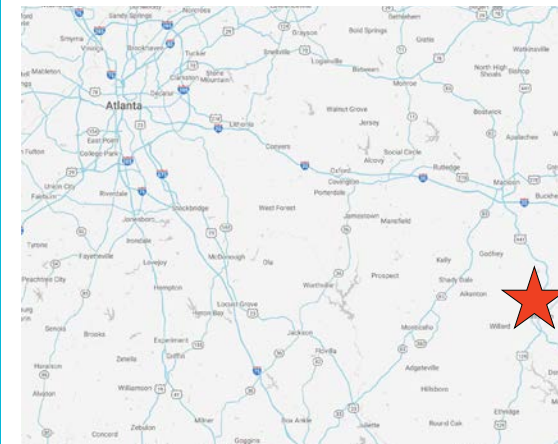
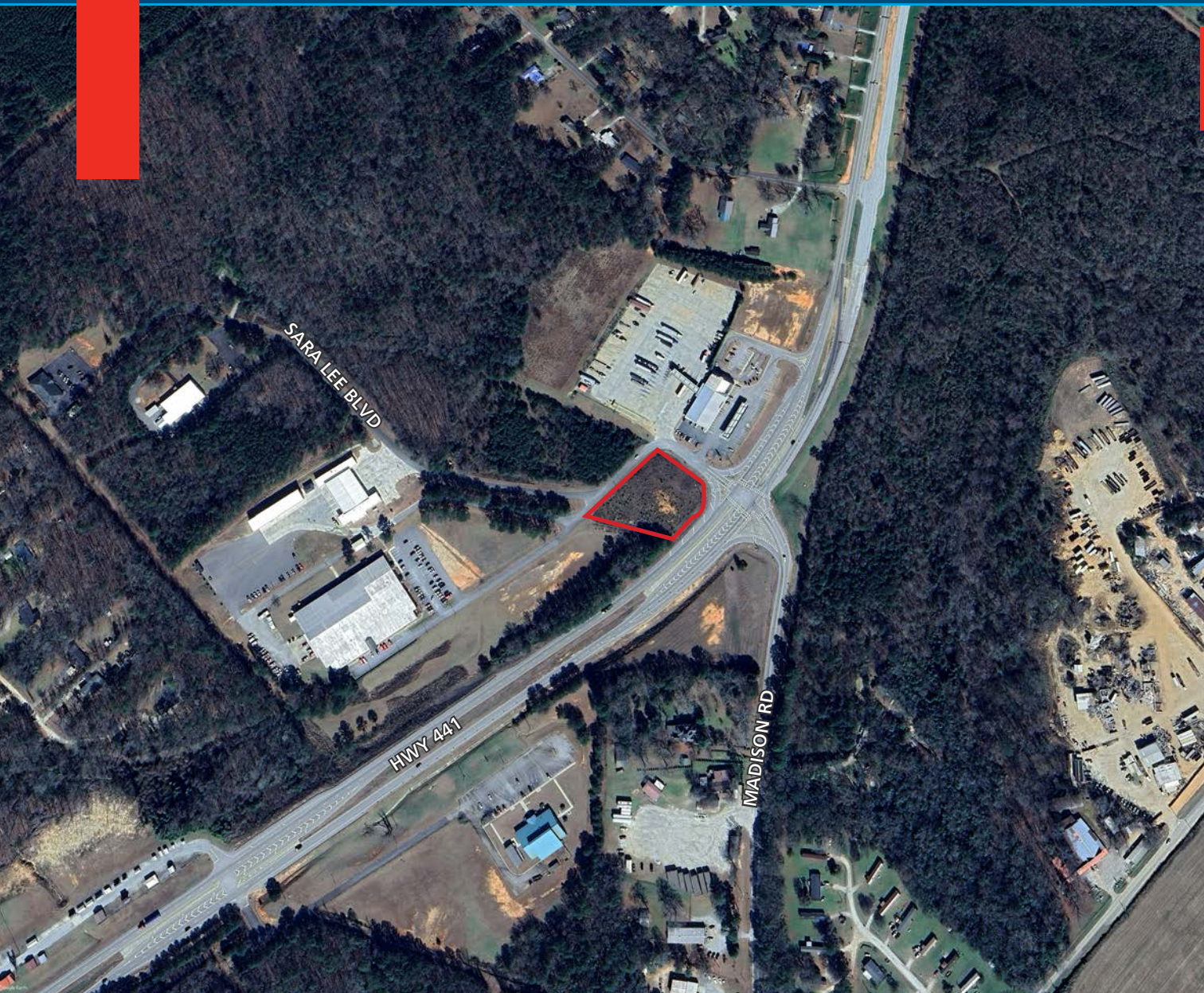
RETAIL DEVELOPMENT SITE (1.34 ACRES)

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



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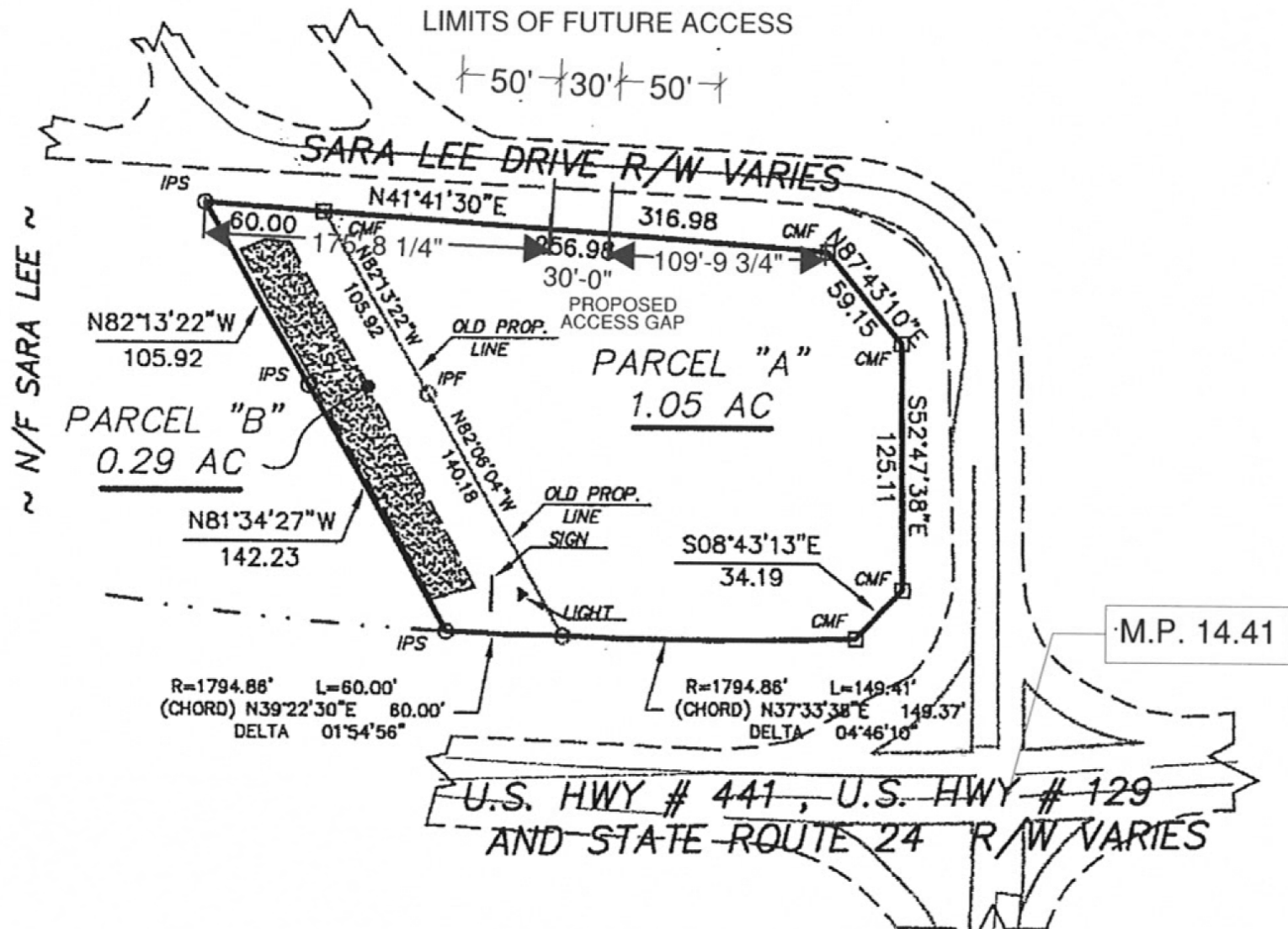
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Ackerman & Co.

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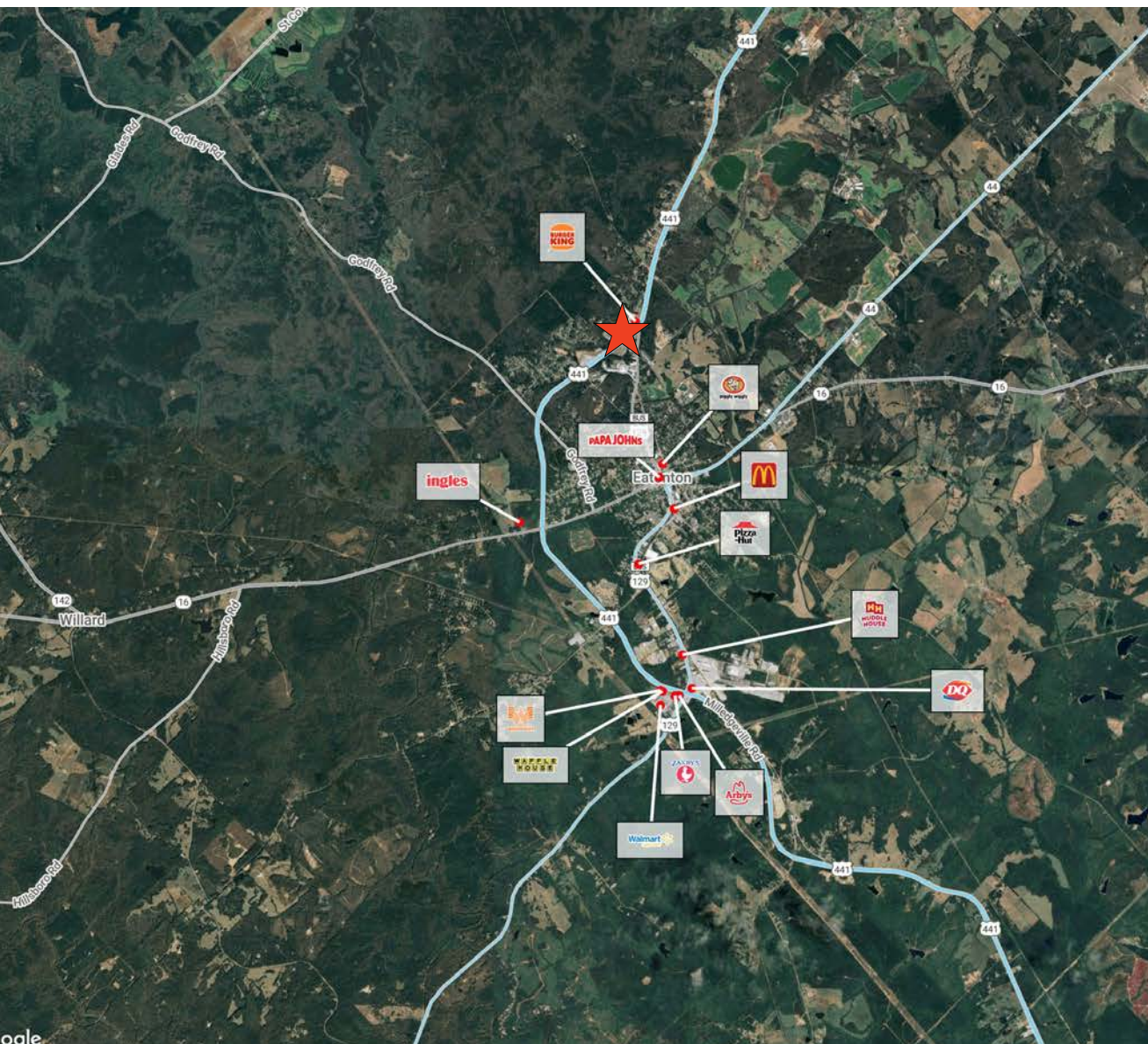
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AREA DEMOGRAPHICS (2025):

	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

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