


- 
- **2.1 ACRES – C-1 – CORNER LOCATION**
 - **Hwy 44 (Lake Oconee Pkwy) & Scott Rd.**
 - **Rare traffic light in Oconee market**
 - **Scott Rd. - access to West side of Lake**
 - **24,500 VPD - 745,000 V per month**
 - **Existing 5700 SF Bank with 3 drives thrus**

1105 Lake Oconee Parkway, Eatonton, GA

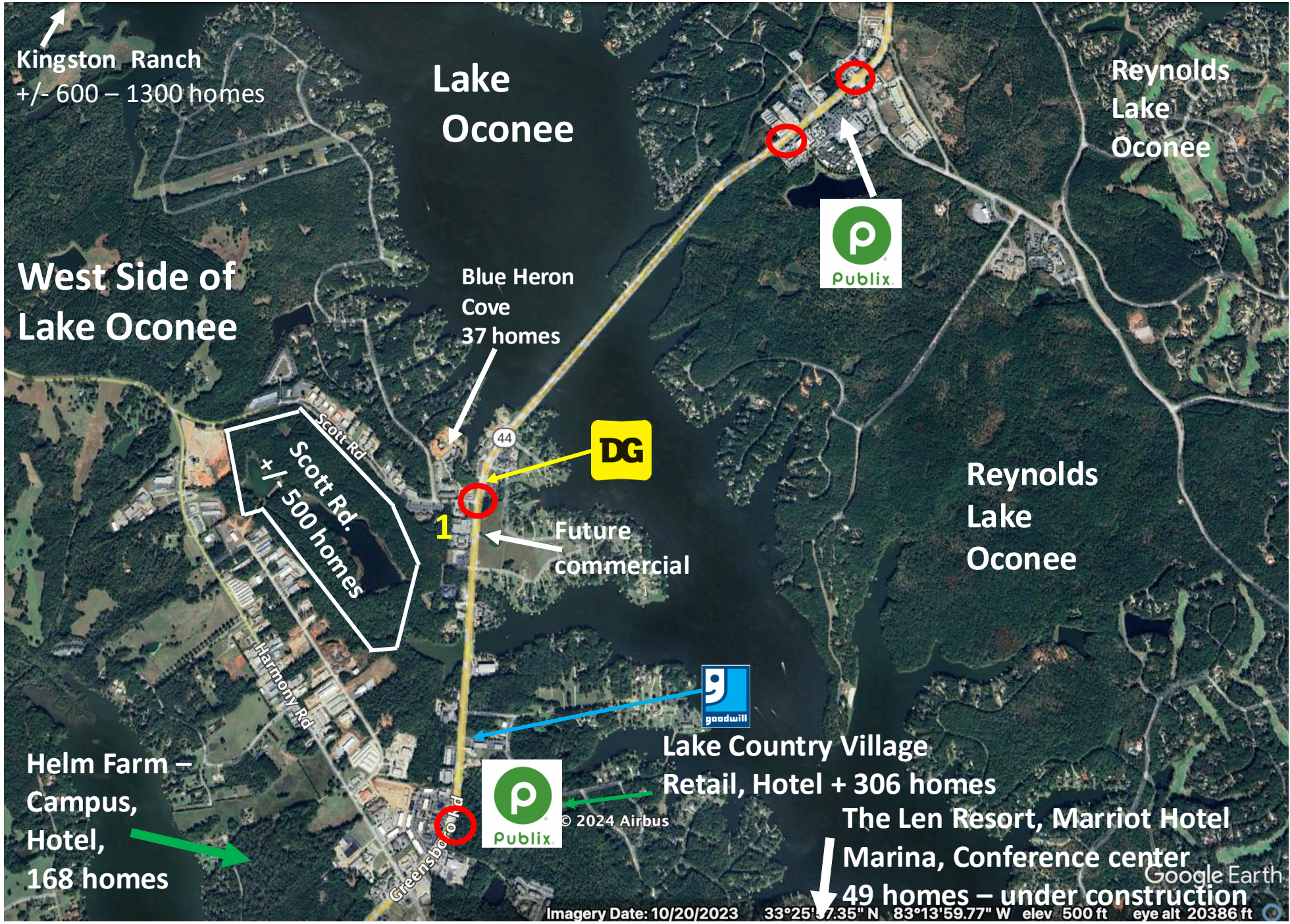
1105 Lake Oconee Parkway
Eatonton, GA

2.1 Acres

Scott Rd.



HWY 44 - TO BE 4 LANES



O = RoundABOUTs on New Hwy 44

**SITE 1 – 2.1 Acres
Scott & 44
Est. VPD - 25K**

3.1 miles between
Publix @ Linger Longer
Publix @ Harmony

Site 1 – Scott & Hwy 44
1105 Lake Oconee Pkwy
is .9 miles away from
(New) Publix at Harmony

Site 1 is in between both
Publix stores at Scott &
Hwy 44 Intersection

LAKE OCONEE MARKET		
DRIVE TIME	15 MIN	25 MIN
POP	13,120	33,566
AHHI	149,000	114,000
DAYTIME	14,817	33,785

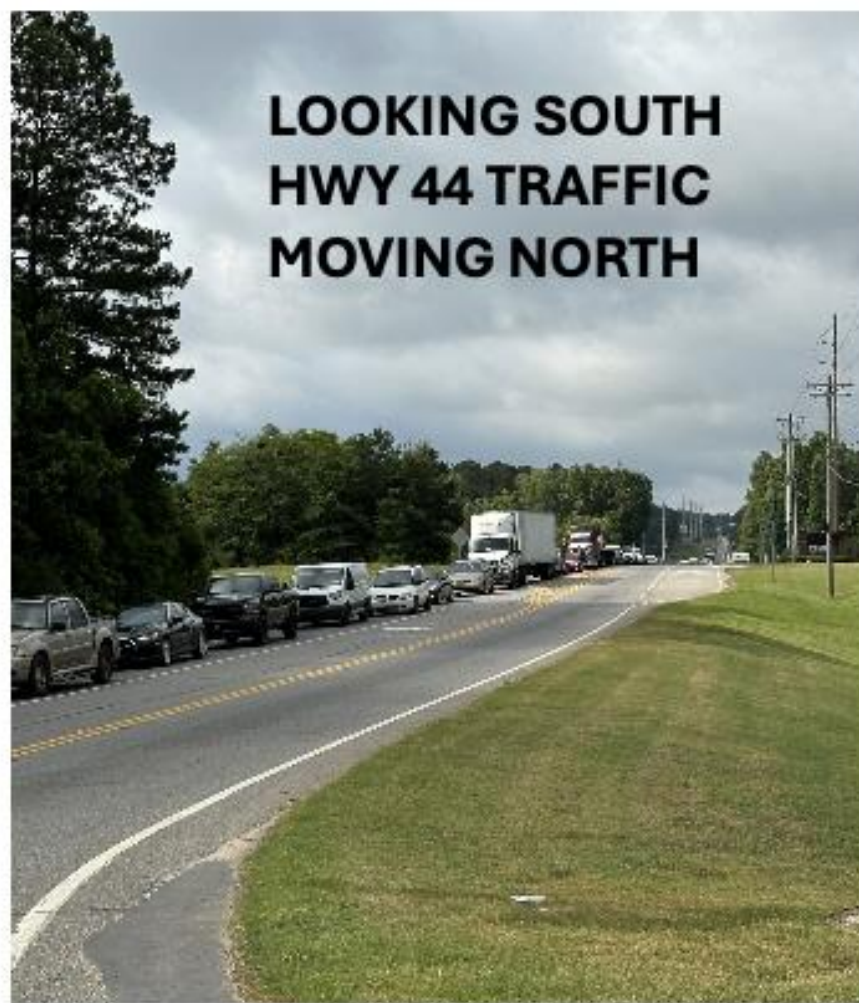
1105 LAKE OCONEE PARKWAY

WEST SIDE OF LAKE OCONEE MARKET

2.1 ACRE
CORNER
SITE

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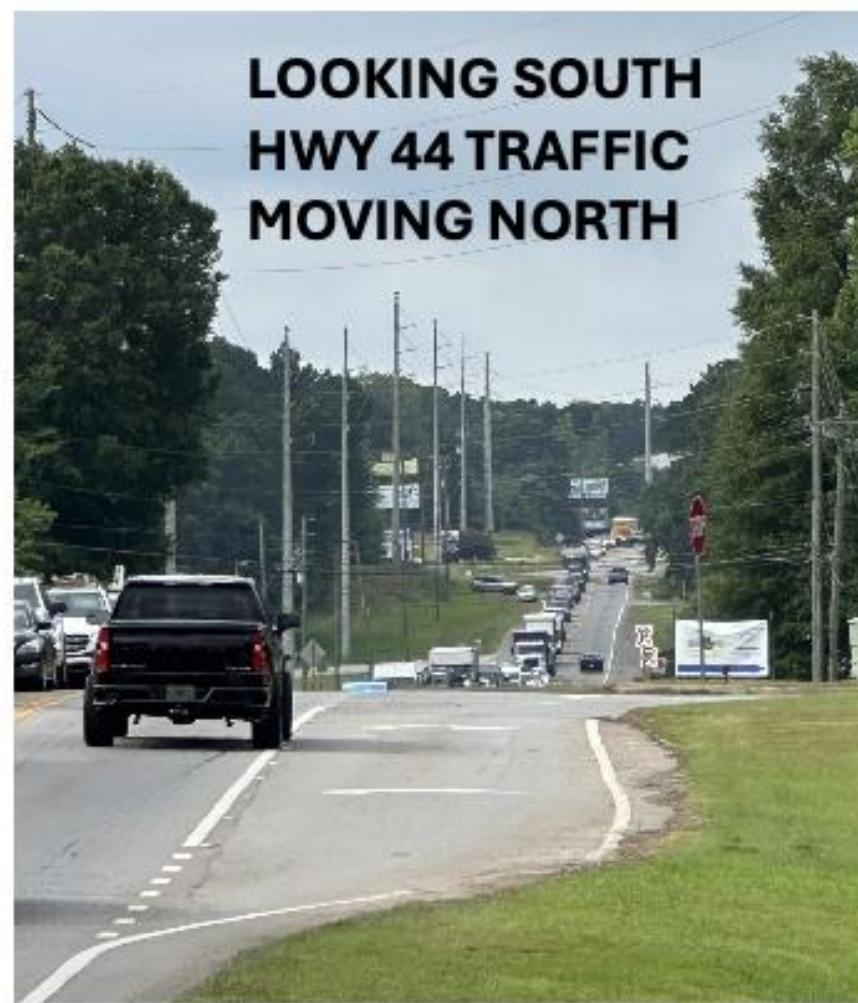




**LOOKING SOUTH
HWY 44 TRAFFIC
MOVING NORTH**

❖ 1105 LAKE OCONEE PARKWAY

MARCO REAL ESTATE SERVICES, LLC
MARCORESOURCES@GMAIL.COM



**LOOKING SOUTH
HWY 44 TRAFFIC
MOVING NORTH**

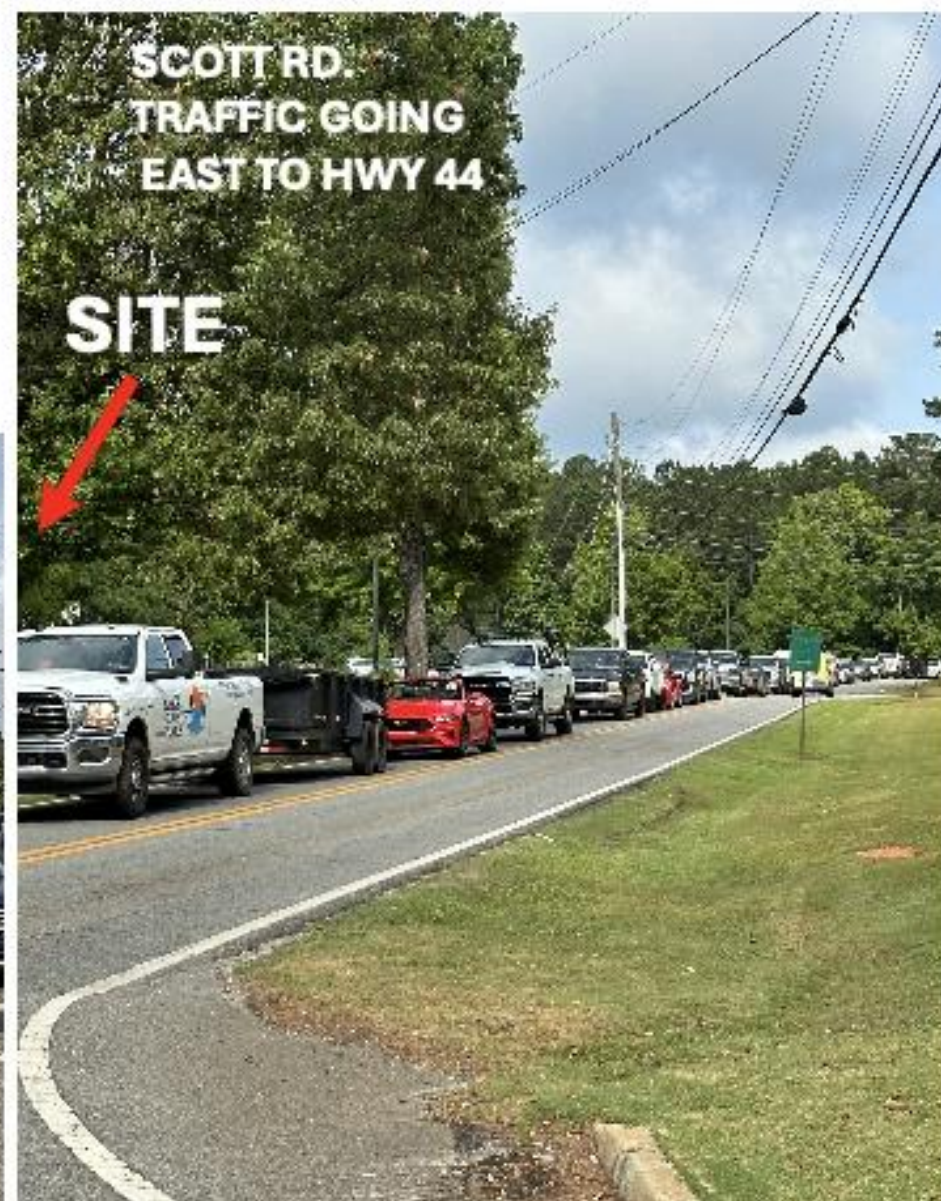
SCOTT RD & HWY 44

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

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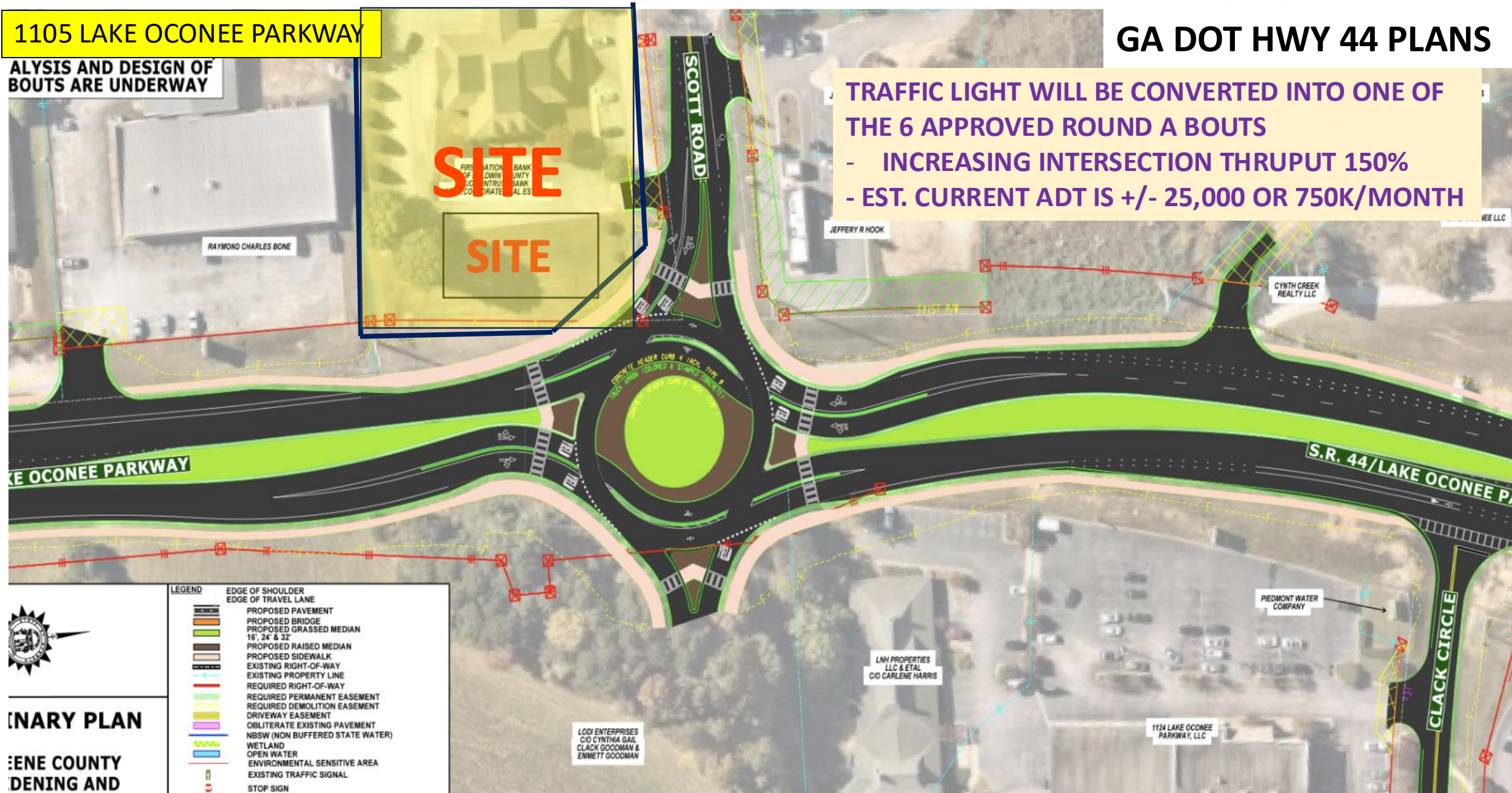
1105 LAKE OCONEE PARKWAY

ANALYSIS AND DESIGN OF
ABOUTS ARE UNDERWAY

GA DOT HWY 44 PLANS

TRAFFIC LIGHT WILL BE CONVERTED INTO ONE OF
THE 6 APPROVED ROUNDABOUTS

- INCREASING INTERSECTION THRUPTUT 150%
- EST. CURRENT ADT IS +/- 25,000 OR 750K/MONTH

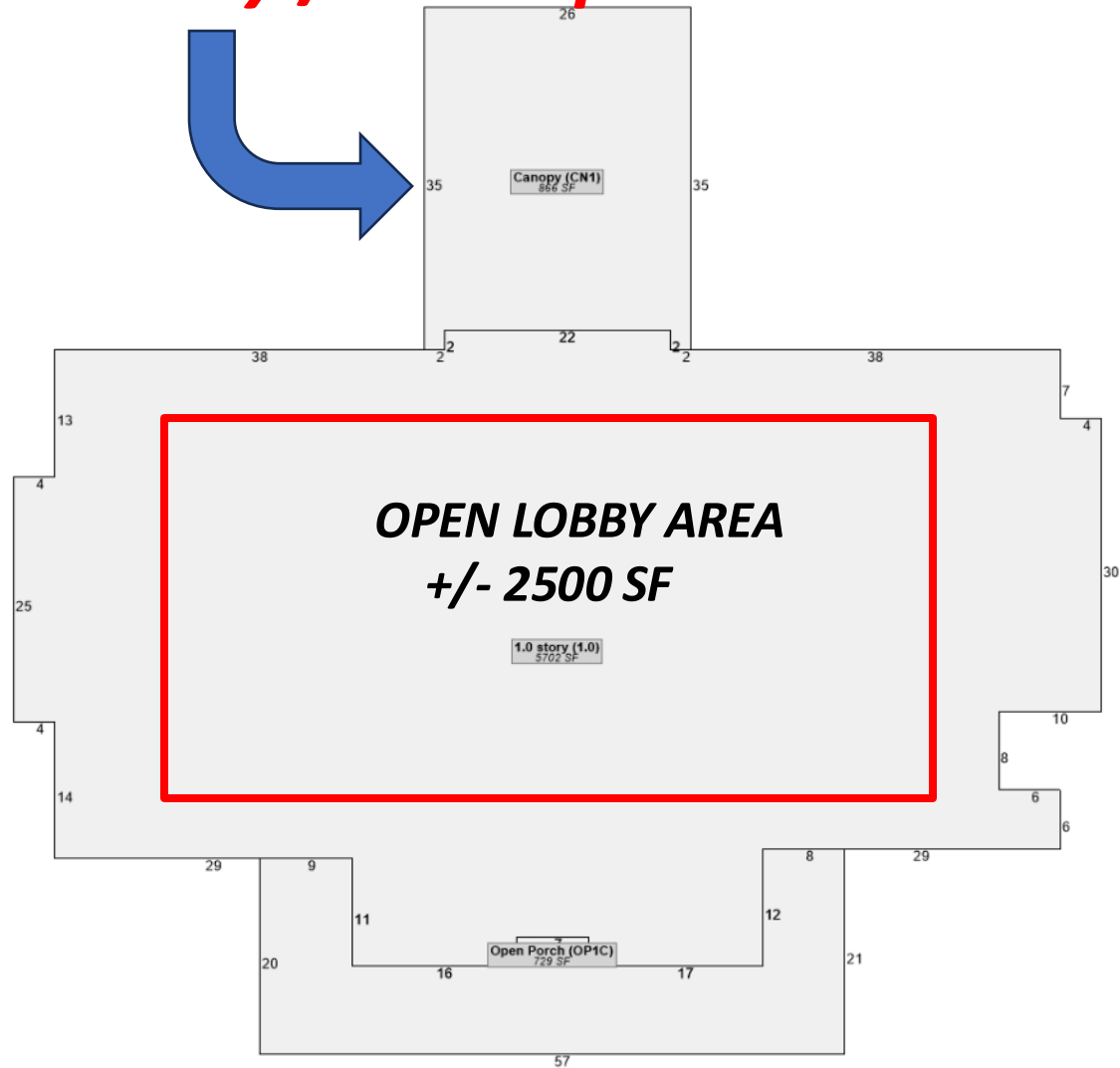


INARY PLAN

EENE COUNTY
DENING AND

1000 SF CANOPY

Delivery / Pick Up Area



EXISTING BUILDING DATA

5702 SF ONE STORY
2 ENTRY DOORS
2500 OPEN LOBBY/ SHOWROOM
11' – 12' CEILING HEIGHTS
OPTIONS FOR RETROFIT
ADA RESTROOMS
BREAK ROOM
730 SF OPEN PORCH DISPLAY
PARKING IN REAR, FRONT AND SIDE
100% VISIBILITY TO INTERSECTION

1105 LAKE OCONEE PARKWAY
EATONTON, GA 31024

This architectural floor plan depicts a multi-room building, possibly a bank or a corporate office. The layout is organized around a central corridor system. Key areas include:

- Entrance and Lobby:** A central lobby (103) with a staircase (116) and a reception area (108).
- Service and Customer Areas:** A large section on the right contains a "CUSTOMER SERVICE" area (125), a "LOAN" area (126), and a "PORTICO" (128). There is also a "VAULT" (124) and a "COUPON BOOTH" (123).
- Operational and Support Rooms:** The top section includes a "TELLER" area (118), a "SERVER/TELECOM" room (122), and a "COUPON BOOTH" (123). There are also several "TOILET" rooms (114, 115) and a "BREAK" room (112).
- Office and Conference Spaces:** The bottom section features a "CONFERENCE" room (107), a "MANAGER" office (106), and several other "OFFICE" spaces (105, 131, 132).
- Structural and Circulation Elements:** The plan shows a complex network of corridors, stairs (116), and a central "PASSAGE" (113). Dimensions for room sizes and overall sections are provided throughout the drawing.

The drawing uses standard architectural notation, including room numbers in circles, section lines (A-A, B-B), and various symbols for doors, windows, and furniture. The overall dimensions of the building are indicated by the outermost lines and labels.

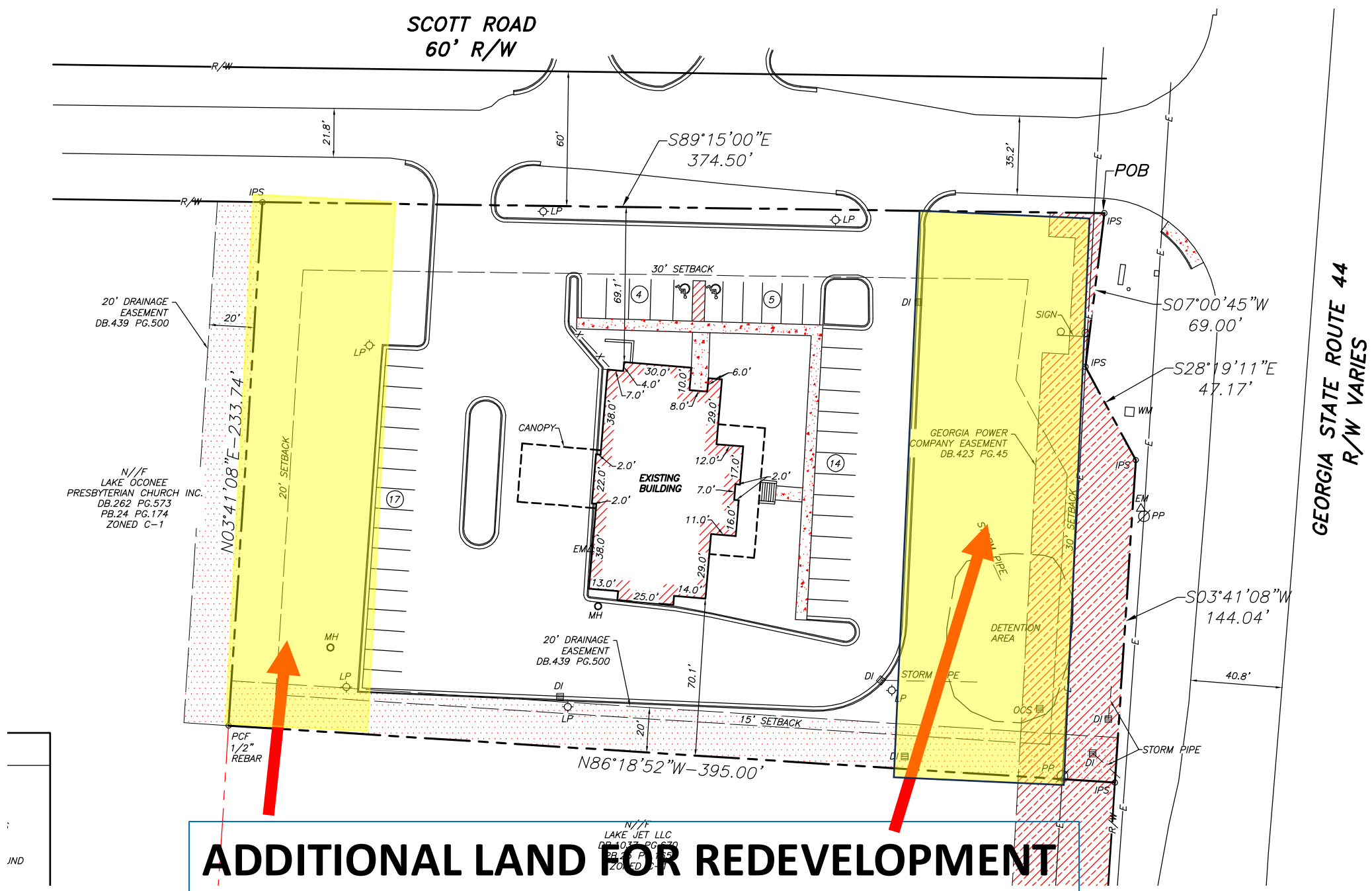


1105 Lake Oconee Parkway, Eatonton, GA



- 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

BOUNDARY SURVEY EXISTING CONDITIONS



ADDITIONAL LAND FOR REDEVELOPMENT

SITE STATISTICS:

- ❖ 2.1 ACRES
- ❖ C-1 ZONING
- ❖ BUILDING SIZE IS 5772 SF
- ❖ CANOPY WITH 3 DRIVE THRU IS 921 SF
- ❖ ENVIRONMENTAL REPORT DATED 11-23 – CLEAN
- ❖ BLDG. EQUIPPED WITH SECURITY AND COMMUNICATION SYSTEM
- ❖ INTERSECTION WILL BE CONVERTED TO APPROVED ROUNDABOUT
- ❖ CURRENT ESTIMATED DAILY TRAFFIC VOLUME IS 25,000
- ❖ VISIBILITY IS 100% - NO IMPEDIMENTS
- ❖ TRI COUNTY SUPPLIES ELECTRIC AND INTERNET
- ❖ ALTA SURVEY DATED 11-2023