

±8,768 SF Grocery Store Opportunity

FOR LEASE

104 Hancock Street, Fort Gaines, Georgia 39851



PROPERTY OVERVIEW

- Grocery store for lease for \$4,000 per month with tenant responsible for utilities and maintenance.
- Minimum 5-year lease.
- No goodwill cost for the business, but Tenant must pay for current inventory at lease signing.
- Game machines in store can be transferred to Tenant's name.
- Available immediately.
- Located in Fort Gaines, GA, just before the Alabama border and south of the Walter F. George Reservoir.
- Approximately ±70 miles south of Columbus, GA, ±110 miles southeast of Montgomery, AL, and ±100 miles northwest of Tallahassee, FL.
- Fort Gaines is the county seat of Clay County.
- Surrounded by acres of timberland and near the Chattahoochee River and Lake Walter F. George, making it an attractive destination for hunting and fishing.
- Property is also available for sale for \$450,000.



LEASE RATE:
\$4,000/Month MG



BUILDING SIZE:
±8,768 SF



SITE SIZE:
±0.65 AC

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

CONTACT



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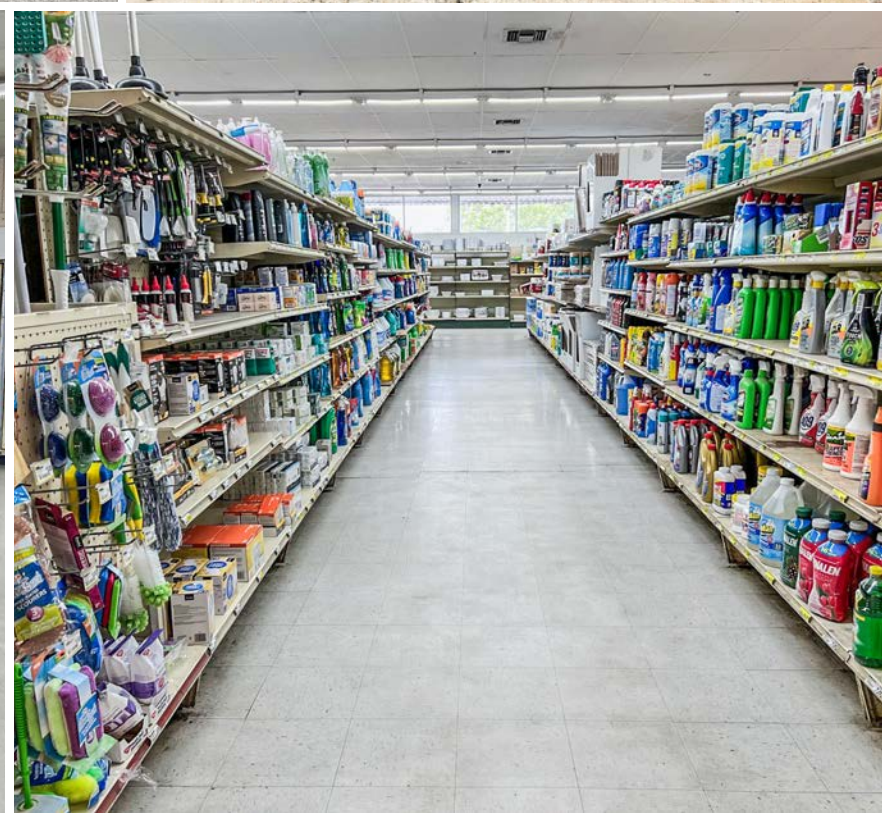
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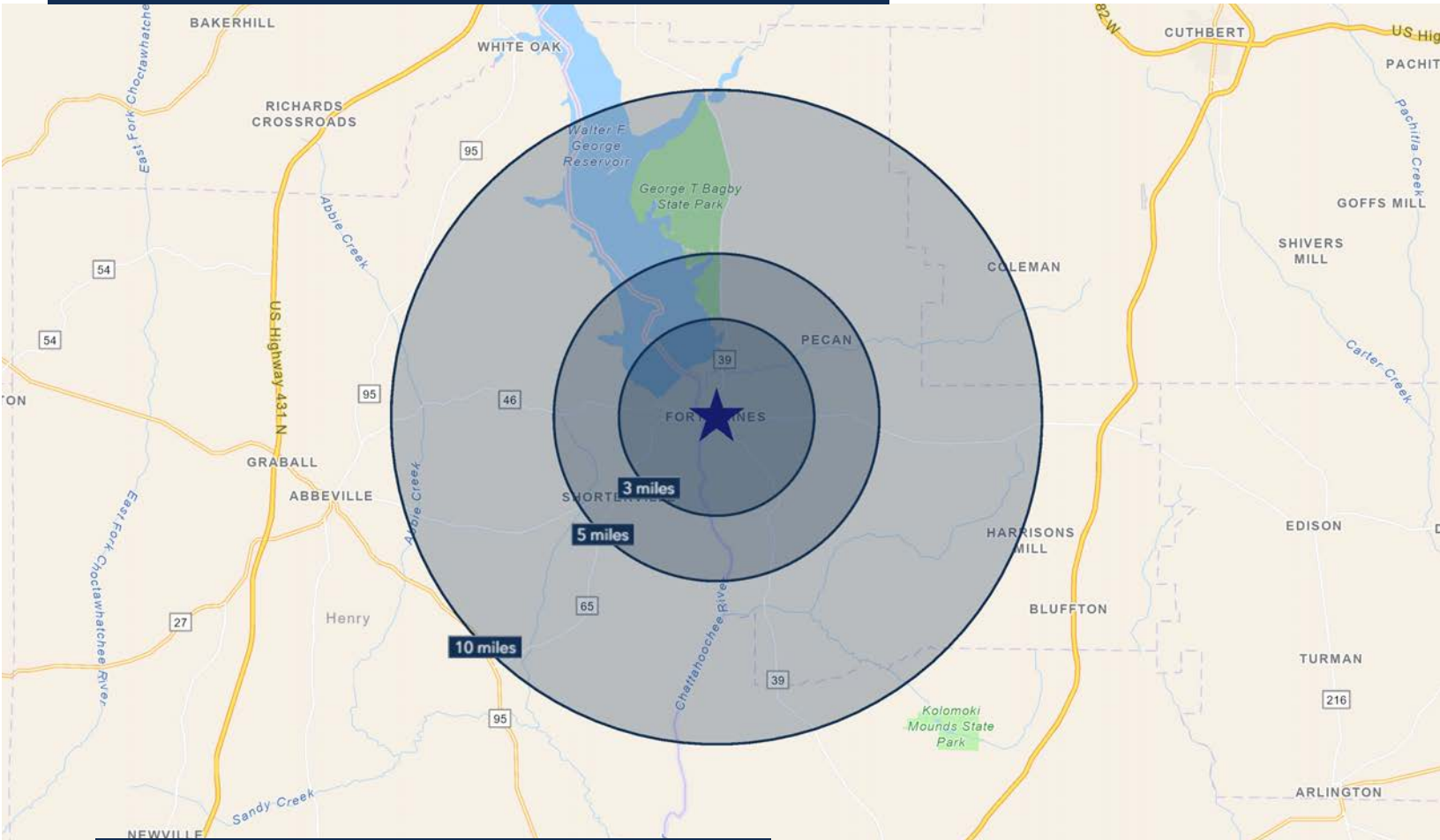
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DEMOGRAPHICS

	3-Mile	5-Mile	10-Mile
Population	1,316	1,760	4,897
Households	587	780	2,205
Avg. Household Income	\$50,257	\$52,585	\$59,764

Source: 2025 ESRI

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