

FOR SALE: ESTABLISHED LAUNDROMAT

204 GRIFFIN AVENUE
EASTMAN, GA 31023
DODGE COUNTY

± 3,200 SF
± 0.27 ACRE

SALE PRICE:
\$225,000



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PROPERTY INFORMATION

- $\pm 3,200$ SF situated on ± 0.27 acre
- Zoned: Commercial
- Traffic Count (GDOT 2023):
 - Griffin Avenue – 7,310 VPD
- Commercial grade equipment:
 - 31 Dryers
 - 15 Washers
- Ample parking & drive-in access
- Strategically positioned near one of the busiest intersections in town. This high-traffic location ensures a steady flow of customers
- Investment Potential:
 - Owner operator or passive investment
 - Scalable growth opportunity
 - Essential service business



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PROPERTY PHOTOS



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