

RETAIL BUILDING FOR SALE OR LEASE

1291 PINE STREET
UNADILLA, GA 31091
DOOLY COUNTY

±8,000 SF
±0.87 ACRE

ASKING PRICE: \$595,000
LEASE RATE: \$6.00/SF, NNN



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PROPERTY INFORMATION

- ±8,000 SF
- Former Family Dollar
- Zoned: A-F (agriculture focused)
- Year built: 2012
- Road frontage: Approximately 163' US Hwy 41 (Pine Street)
- Separate loading zone for storage
- Ceiling height: 16' | Parking spaces: 20
- Ideal for retail, restaurant, bar, storage/warehouse, and a variety of commercial uses, with zoning that also permits a gas station in its parking lot
- Located right off I-75 (Exit 121)



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MAP

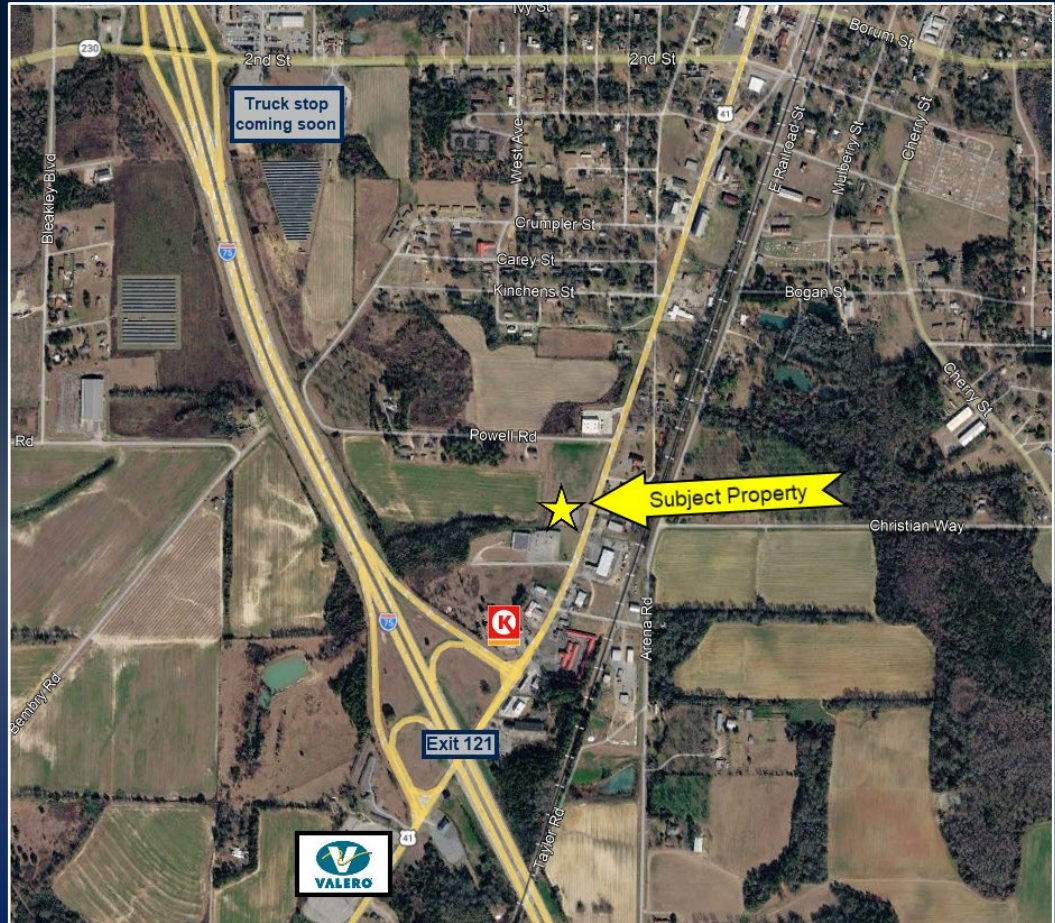


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AERIAL MAP

- Estimated Traffic Count (GDOT 2024)
 - Pine Street - 3,860 VPD
 - US Hwy 41 - 54,900 VPD



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