

# Freestanding QSR Available in Madison

1971 Eatonton Rd, Madison, GA 30650



## 2nd Gen Restaurant Available for Lease

### PROPERTY HIGHLIGHTS

- 3,000 SF 2nd generation freestanding restaurant space available
- Full access on Hwy-441 / Eatonton Rd
- 0.71 AC parcel
- Dedicated monument signage
- Excellent visibility, frontage and exposure to 20,500 VPD (Hwy-441 / Eatonton Rd)
- 0.2 miles north of Interstate-20 interchange
- Ample parking, 36 spaces
- Zoning C-4, interstate commercial district (city of Madison)

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Population Density	5,409	8,937	18,594
Average HH Income	\$98,994	\$97,347	\$93,983

EXCLUSIVE AGENT  
**PATRICK BENTLEY**  
 patrick@highpoint-realestate.com  
 770.462.0055



# Site Plan | 1971 Eatonton Rd, Madison, GA 30650



