140 W DYKES STREET - COCHRAN, GEORGIA 31014



LEASE RATE: \$13.00/PSF

\$1.35 CAM & TI / YR

LOCATION OVERVIEW

- Subject property is located along Cochran's retail corridor
- Neighbors: 1st Franklin Financial, Soapy's Car Wash, Georgia Farm Bureau, Family Dollar, US Post Office, Cochran City Hall, McDonald's, Cochran-Bleckley Chamber of Commerce, Citizen's Bank of Cochran
- 40 miles from Macon

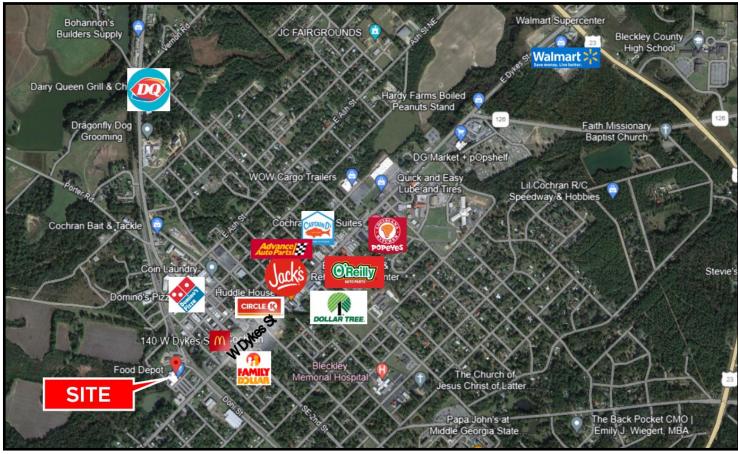
PROPERTY HIGHLIGHTS

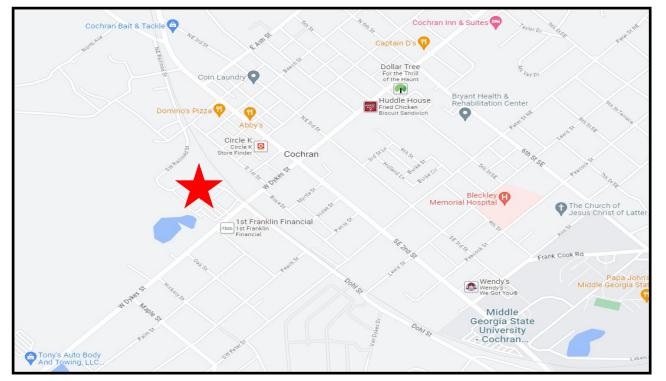
- Suite 1: 1,500 SF Storefront Retail
 - Large open space
 - Sales counter
 - One (1) restroom
- Monument signage available
- 190± Shared parking spaces
- Middle Georgia Plaza is anchored by Food Depot and includes, Middle Georgia Fitness, Pizza Hut, and a vape retail store.

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Storefront retail

140 W DYKES STREET - COCHRAN, GEORGIA 31014

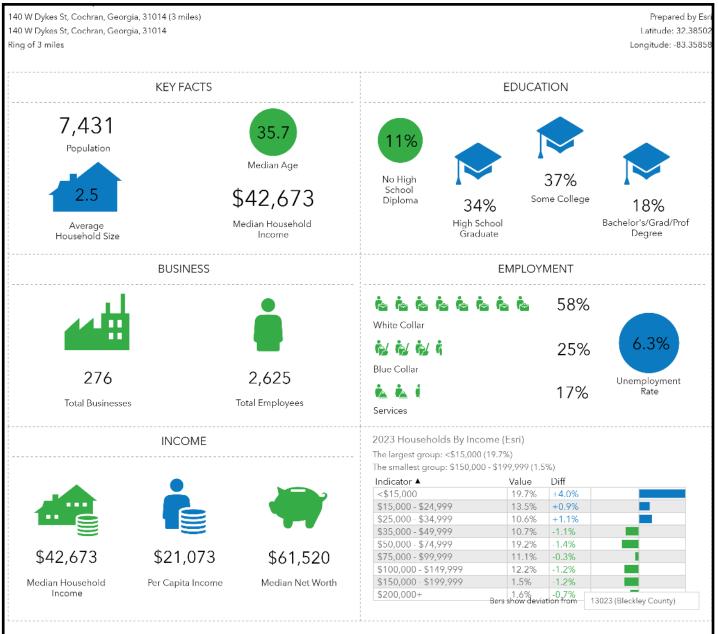




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DEMOGRAPHICS - three mile

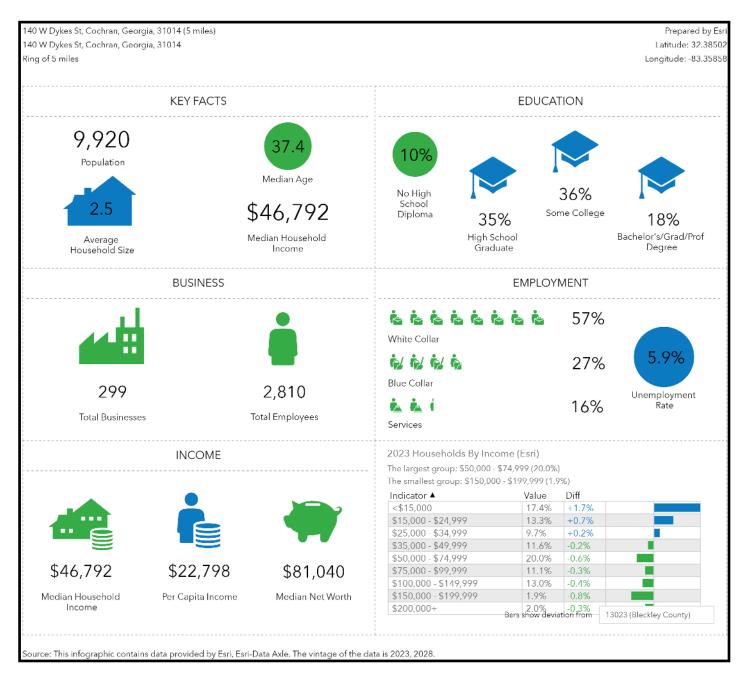


Source: This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2023, 2028.

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DEMOGRAPHICS - five mile



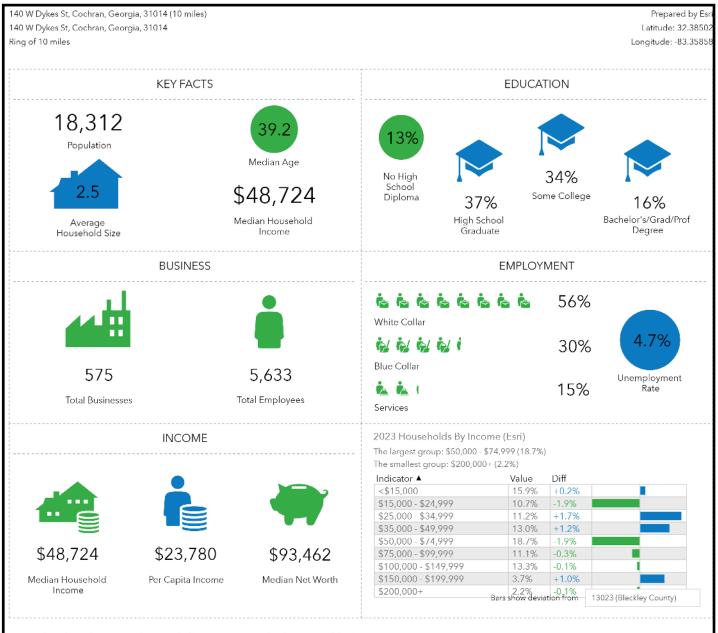
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4



DEMOGRAPHICS - ten mile

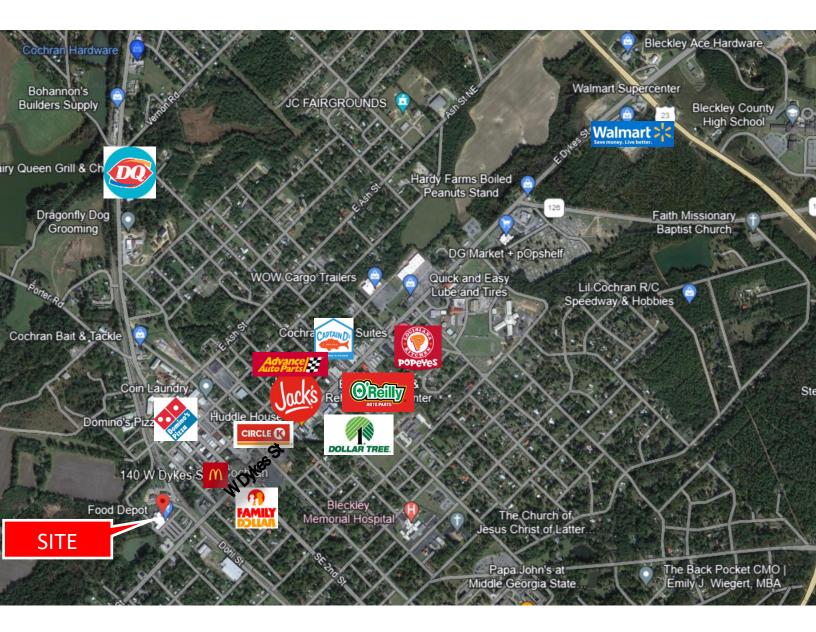


Source: This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2023, 2028.



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140 W DYKES STREET - COCHRAN, GEORGIA 31014

Storefront retail



LEASE RATE: \$12.00/PSF

LOCATION OVERVIEW

- Subject property is located along Cochran's retail corridor
- Neighbors: 1st Franklin Financial, Soapy's Car Wash, Georgia Farm Bureau, Family Dollar, US Post Office, Cochran City Hall, McDonald's, Cochran-Bleckley Chamber of Commerce, Citizen's Bank of Cochran

PROPERTY HIGHLIGHTS

- Suite 2: 1,500 SF Storefront Retail
 - Large open space
 - Sales counter
 - One (1) restroom
- Monument signage available
- 190± Shared parking spaces
- Middle Georgia Plaza is anchored by Food Depot and includes Pizza Hut, Cricket Wireless and Middle Georgia Fitness

• 40 miles from Macon

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Created 10/3/23