

1525 E Union Street
Vienna, GA 31092
Dooly County

\$3,300,000
VIENNA TRAVEL CENTER



- 6,000 SF (120' x 50') building situated on ±5.74 acres
 - 4,000 SF convenience store
 - 2,000 SF restaurant space leased to Subway for \$21,600/year plus pro-rata share of property taxes and property insurance
- Includes four (4) 2-station gas pumps (8 dispensers total) and two (2) 2-station, high-speed diesel pumps (4 dispensers total)
- 20,000 gallon regular fuel tank (split into two [2] sections; 15,000 gallons and 5,000 gallons)
- 25,000 gallon diesel tank
- Chevron branded fuel contract in place
- 24 car parking spaces
- Located at the intersection of Interstate 75 (Exit 109) and GA Highway 215 (Union Street).
- Central location approximately 133 miles south of Atlanta and 118 miles north of the Georgia-Florida state line
- GDOT project to extend ramps and 4-lane overpass (under construction)
- Sale price includes eleven (11) overnight truck parking spaces and 40-room hotel (ask Agent for additional information)
- Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

For additional information contact: **JAMES L. ROLLINS, JR. ("JIM")** | Cell (478) 361-4400 | jrollins@thesummitgroupmacon.com
~or~ **REX YODER** | Cell (478) 394-5777 | ryoder@thesummitgroupmacon.com

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Georgia DOT project drawing extending ramps and 4-lane overpass (under construction).



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