

**Name of Commercial/Office Bldg.:**

Dickens Corner

**Type of Bldg.:**

Retail/Commercial

**Location of Bldg.:**

1020 Garland Rd.  
Bogart, GA 30622



**Building Information**

***For Sale/Lease:*** Yes/Yes  
***Min. Square Footage:*** 4,460  
***Max. Square Footage:*** 4,460  
***Total Square Footage Available:*** 11,000  
***Building Construction Material:***  
***Year Built:*** 2007  
***Year of Last Major Renovation:*** None  
***# Stories:*** 1  
***# Parking Spaces:*** 35  
***Zoning:*** B-2

**General Site Information**

***ISO Rating:*** 5  
***Nearest Fire Station:*** North Oconee  
***Dist. to Fire Station (miles):*** 2  
***Law Enforcement Provider:*** Oconee County Sheriff's Office

**Surrounding Land Uses:**

Land Use to North: *Commercial*  
Land Use to South: *Agricultural*  
Land Use to East: *Residential*  
Land Use to West: *Agricultural*

**Utilities**

<b><u>Type</u></b>	<b><u>Provider</u></b>
<b><i>Water:</i></b>	<i>OCUD</i>
<b><i>Sewer:</i></b>	<i>OCUD</i>

**For more information, please contact**

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