

One Acquisition. Nine Properties. Multiple Income Streams.



\$ 3,750,000

103-121 W South Central Ave, Tennille, GA 31087



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- » MLS #: SA360416
- » Commercial
- » Diversified, income-producing investment portfolio
- » Significant portion of Tennille's historic commercial core
- » Multiple complementary income streams provide immediate cash flow
- » More Info: TennillePortfolio.IsForSale.com

Remarks

Exceptional opportunity to acquire a diversified, income-producing investment portfolio in Tennille, Georgia, conveniently located just minutes from Sandersville. More than a collection of individual properties, this offering represents the opportunity to acquire a significant portion of Tennille's historic commercial core through one cohesive investment.

Anchored by the landmark 1903 Wrightsville & Tennille Railroad former headquarters, designed by noted architect Charles E. Choate, the portfolio includes a thoughtfully assembled mix of restored historic commercial buildings, renovated storefront retail, office space, multifamily and short-term rental accommodations, self-storage facilities, and additional space and land offerings for future development flexibility. Multiple complementary income streams provide immediate cash flow while reducing reliance on any single tenant or property type.

Extensive renovations have preserved the architectural character of the historic buildings while adapting them for modern commercial and residential use, creating a portfolio that balances historic significance with

