485 Coliseum Drive AND 454 & 444 Church Street Macon, GA 31217 Bibb County

## \$660,000



## **CONVENIENCE STORE SITE**

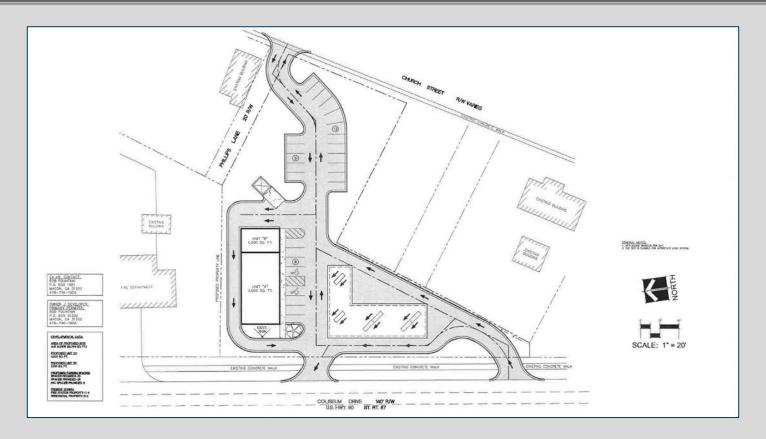
- 1.21 acres
- Conceptual plans drawn for 3,000 SF c-store with possible 1,000 SF end-cap lease space
- Signage available on Interstate 16 from GDOT
- Owner will consider building and leasing (ask Agent for details)
- High traffic location across from the Coliseum Hospital, Macon Centreplex and Macon Marriott City Center
- Convenient to Interstate 16 (Exit 2), Emery Highway and downtown Macon
- Traffic Counts (GDOT 2016 Published Data estimate):
  - I-16 W of Coliseum Dr. 48,000 vpd
  - Coliseum Dr. E of I-16 24,500 vpd



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

 $\textit{For additional information contact:} \quad \textit{JAMES L. ROLLINS, JR ("JIM")} \mid \textit{Cell (478) 361-4400} \mid \textit{jrollins@thesummitgroupmacon.com} \\$ 

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