

3975 River Place Drive
Macon, GA 31210
Bibb County

Price Reduced
~~\$590,000~~ \$560,000



- 1.795 acres
- Level, ready-to-build site
- All utilities available
- Interstate visibility
- Zoned C-2 (Commercial)
- Located off Interstate 75 (Exit 169) next to the new AVID Hotel and Hilton Home2 Suites



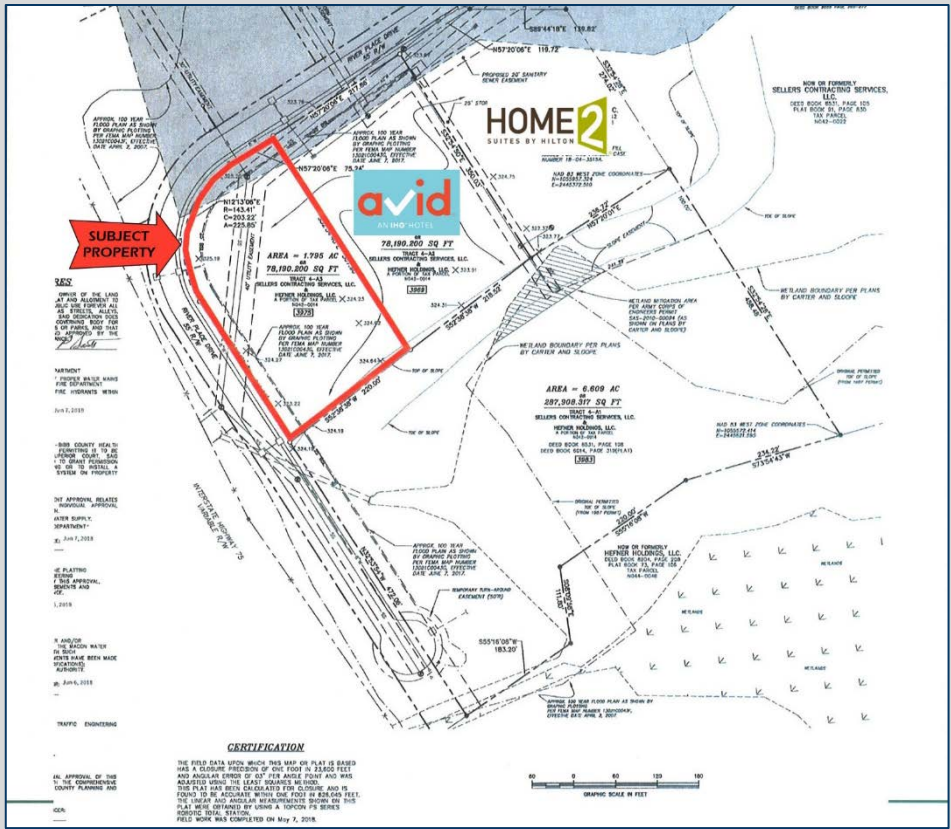
4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

For additional information contact: **BO ELLIOTT** | Cell (478) 718-2049 | belliott@thesummitgroupmacon.com

~or~ **KING KEMPER, CCIM** | Cell (478) 957-1920 | kkemper@thesummitgroupmacon.com

The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. 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.

3975 River Place Drive
 Macon, GA 31210
 Bibb County



Traffic Counts: (GDOT 2019 Published Data estimate)

Interstate 75 @ Arkwright Road – 66,100 vpd
 Arkwright Road – 18,800 vpd

Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2020 Population:	3,237	24,347	60,393
2025 Population Estimate:	3,336	24,613	60,727
2020 Households:	1,393	10,565	25,864
2025 Households Estimate:	1,437	10,697	26,015
2020 Average HH Income:	\$60,373	\$86,021	\$75,976
2025 Average HH Income Estimate:	\$64,674	\$96,155	\$85,294



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

For additional information contact: **BO ELLIOTT** | Cell (478) 718-2049 | belliot@thesummitgroupmacon.com
 ~or~ **KING KEMPER, CCIM** | Cell (478) 957-1920 | kkemper@thesummitgroupmacon.com

The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. 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.