# **CORNER COMMERCIAL LOT** 5701 COLUMBUS ROAD, MACON, GA 31206 BIBB COUNTY

## Asking Price: \$775,000 3 Acres

- CORNER LOT CONVENIENTLY LOCATED NEAR HEATH ROAD, MIDDLE GEORGIA STATE UNIVERSITY, AND INTERSTATE 475 (EXIT 3).
- ZONED PDE (PLANNED DEVELOPMENT)
- ALL UTILITIES TO SITE





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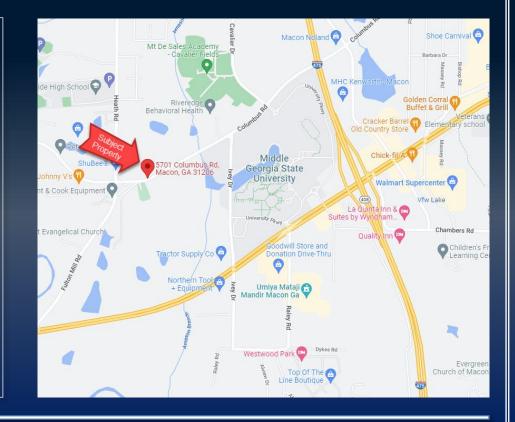
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### TRAFFIC COUNTS/ DEMOGRAPHICS

<u>Traffic Counts</u>: (GDOT 2021 Published Data estimate) Heath Rd. – 6, 820 vpd Columbus Rd. – 5,720 vpd

#### **Demographics**

| 2022 Pop                         | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|----------------------------------|---------------|----------------|----------------|
| 2022100                          | 686           | 21,229         | 62,087         |
| 2027 Population Estimate:        |               |                |                |
|                                  | 723           | 21,113         | 61,803         |
| 2022 Households:                 |               |                |                |
|                                  | 278           | 8,031          | 23,457         |
| 2027 Households Estimate:        |               |                |                |
|                                  | 295           | 8,085          | 23,457         |
| 2022 Average HH Income:          |               |                |                |
| \$                               | 113,770       | \$69,920       | \$71,694       |
| 2027 Average HH Income Estimate: |               |                |                |
| \$                               | 145,370       | \$87,128       | \$86,699       |



### 5701 COLUMBUS ROAD MACON, GA 31206

