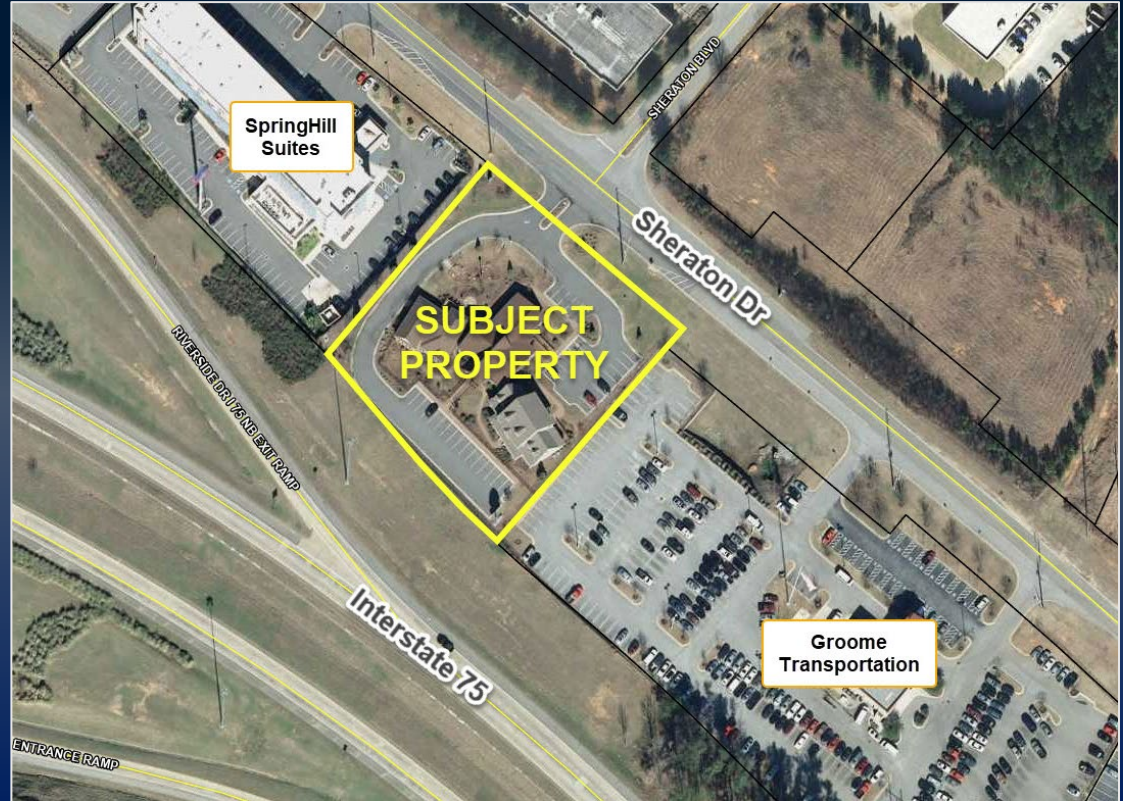


COMMERCIAL SITE | I-75 VISIBILITY

4580 SHERATON DRIVE
MACON, GA 31210
BIBB COUNTY

1.6 ACRES + 3 EXISTING
STRUCTURES
REDEVELOPMENT
POTENTIAL

SALES PRICE:
\$1,300,000

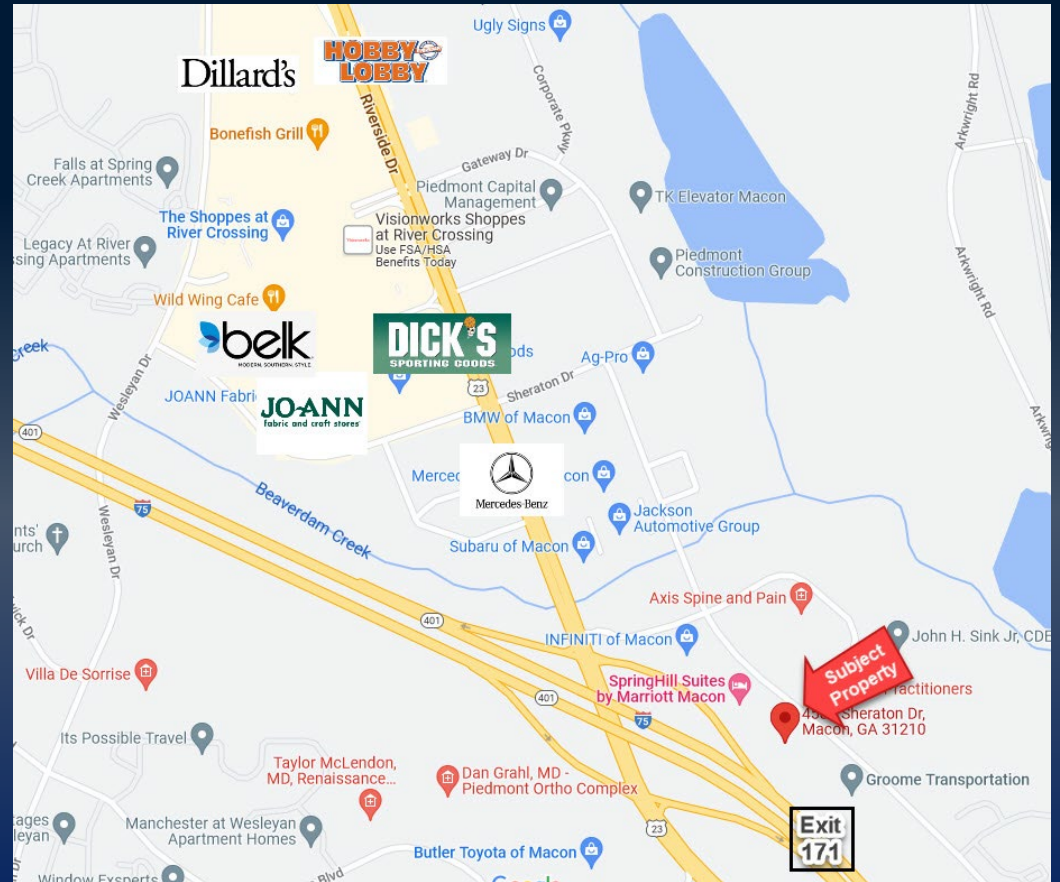


JIM ROLLINS C: 478.361.4400
JROLLINS@THESUMMITGROUPMACON.COM
4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210
O: 478.750.7507
WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- 1.6 acres
- Paved lot with three (3) buildings that could be converted to office space or cleared for redevelopment
- Zoned C-2 (Commercial)
- Water and sewer available
- Excellent location immediately off Interstate 75 (exit 171)
- Area businesses include The Shoppes at River Crossing (Belk, Dick's Sporting Goods, Dillard's, JoAnn Fabric and more), Hobby Lobby, Ashley Furniture, Rooms to Go, multiple car dealerships, restaurants, retailers, and offices



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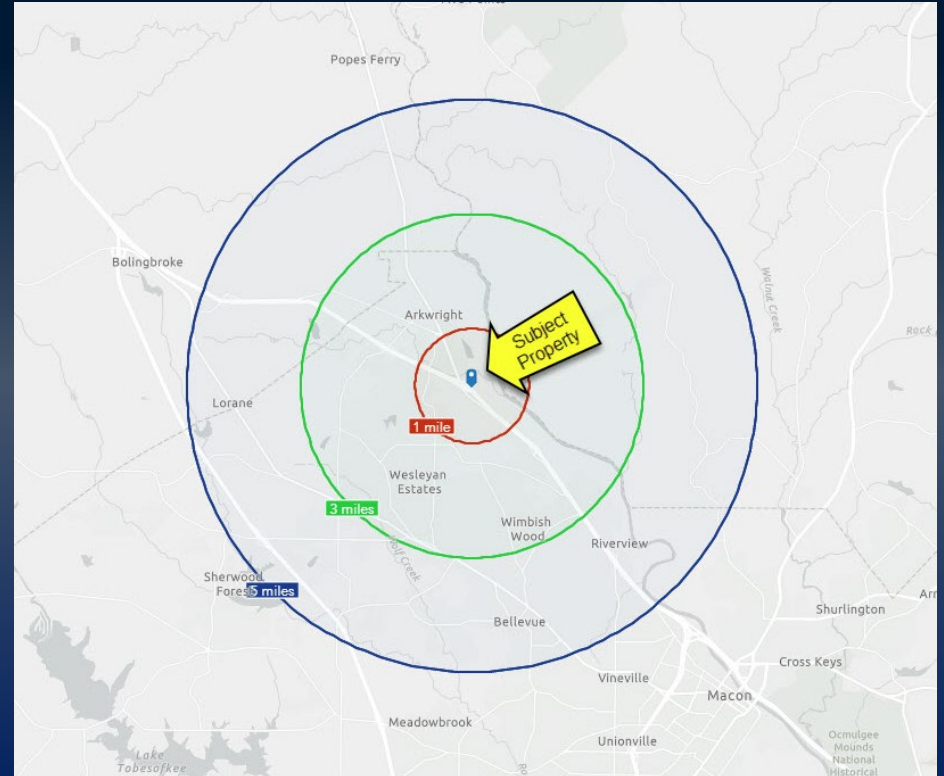


DEMOGRAPHICS & TRAFFIC DATA

Traffic Counts: (GDOT 2021 Published Data estimate)
 Riverside Dr. – 14,700 vpd
 I-75 – 47,900 vpd

Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2022 Population:	2,466	22,660	47,858
2027 Population Estimate:	2,445	22,517	47,681
2022 Households:	1,220	9,946	20,219
2027 Households Estimate:	1,210	9,925	20,253
2022 Average HH Income:	\$90,785	\$106,910	\$110,078
2027 Average HH Income Estimate:	\$110,632	\$125,568	\$128,994

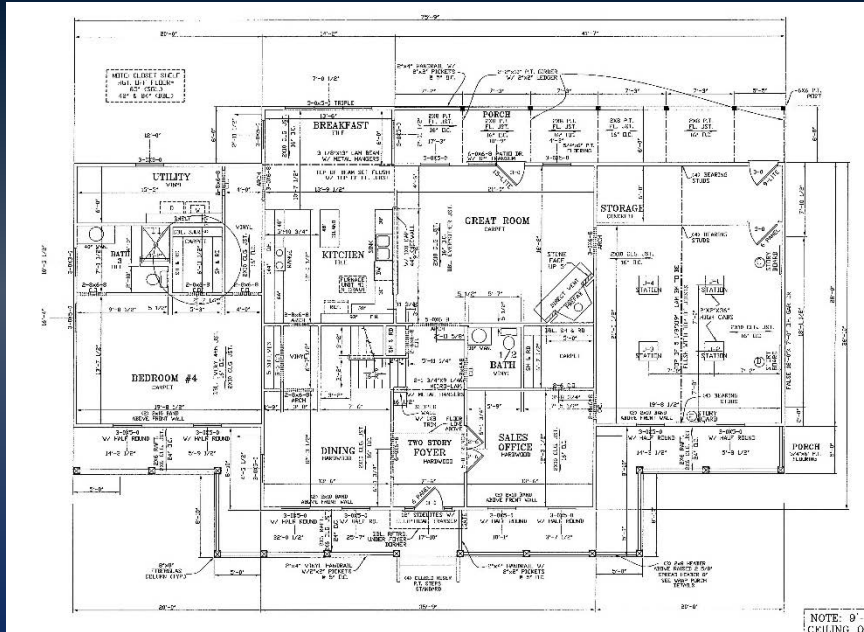


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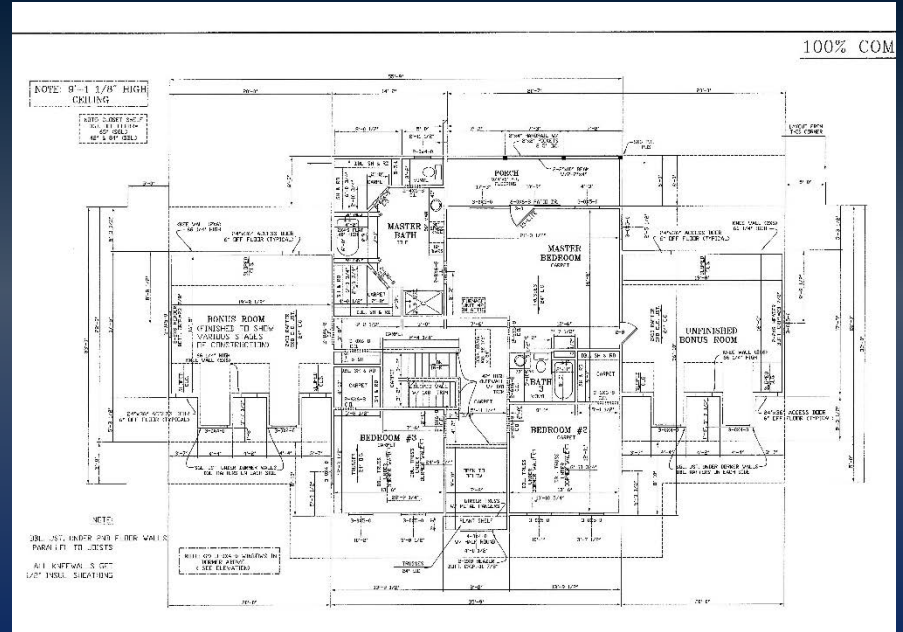


Floor Plan – Hanover Design

First Floor



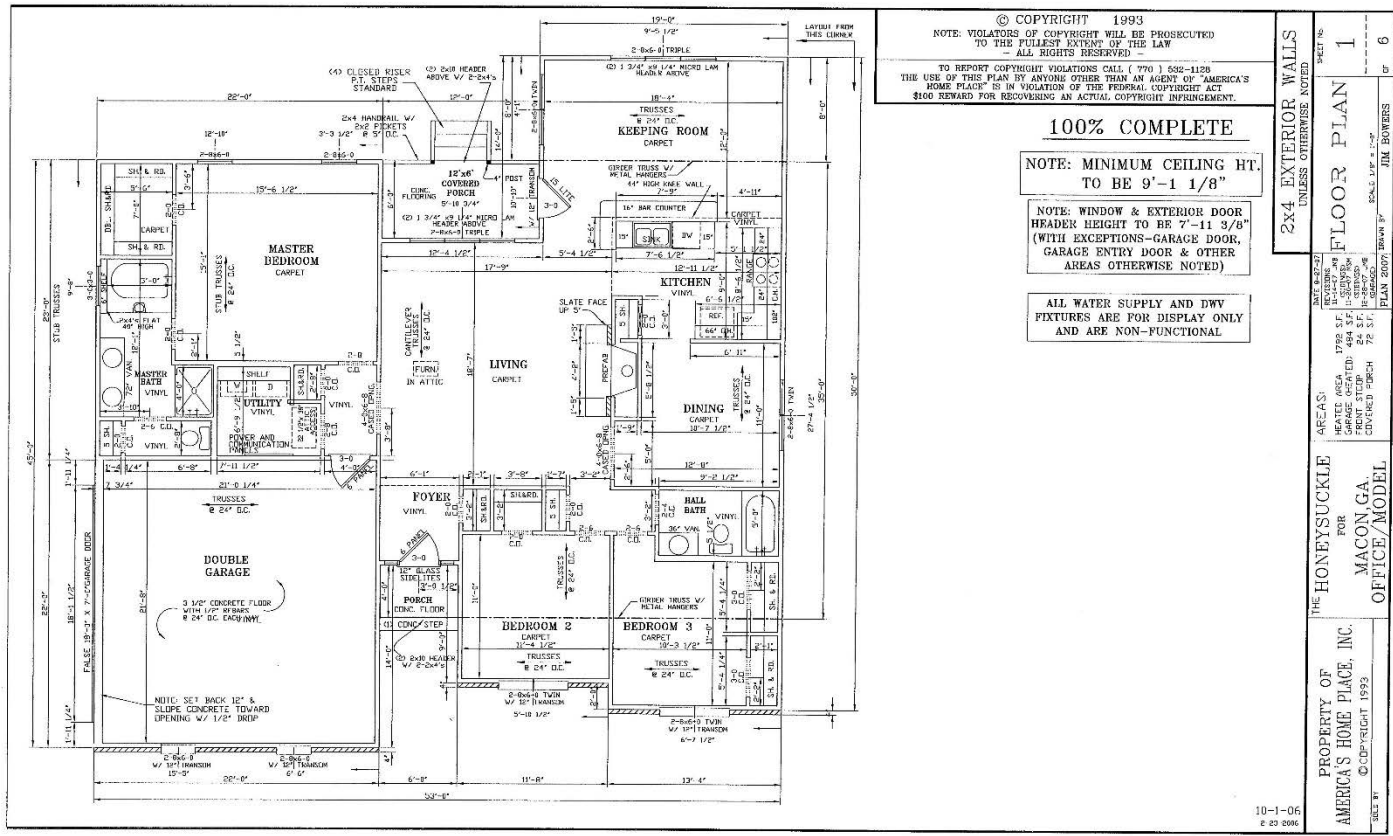
Second Floor



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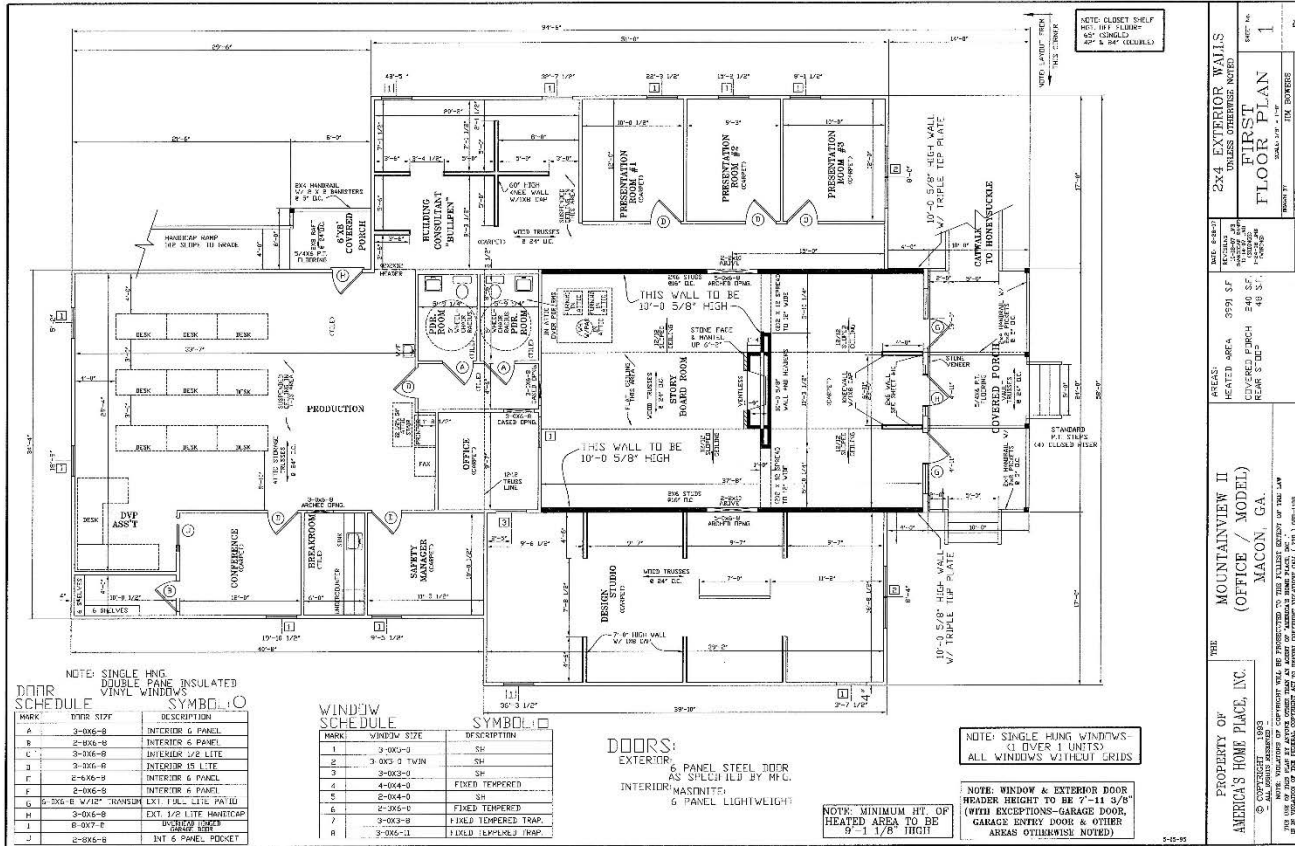
Floor Plan – Honeysuckle Design



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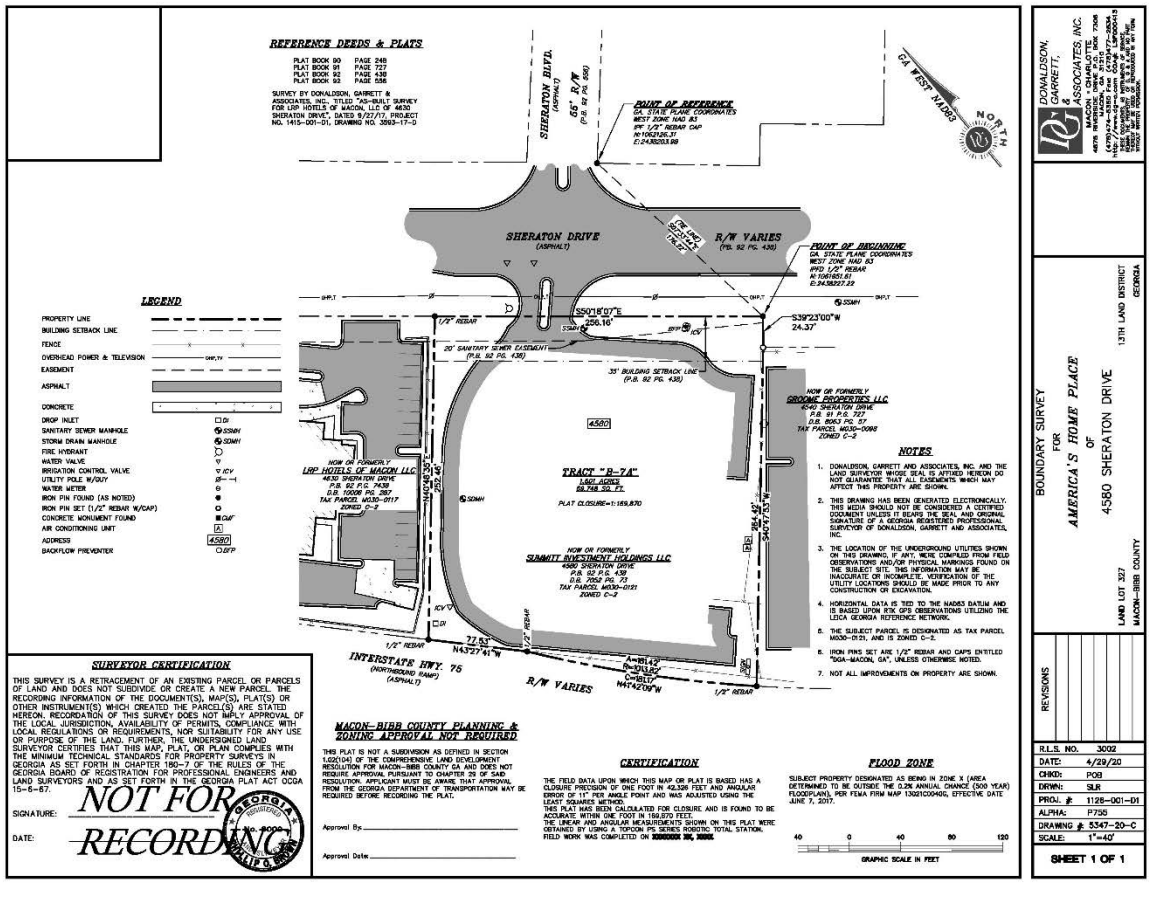
Floor Plan – Mountainview Design



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Land Survey



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