

FORMER BANK BUILDING | NEWLY RENOVATED



4040 VINEVILLE AVENUE, MACON GEORGIA 31210, BIBB COUNTY
PRICE REDUCED! ASKING PRICE \$1,395,000



ADAM BAILEY C: 478.733.7961

ABAILEY@THESUMMITGROUPMACON.COM

4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210

O: 478.750.7507

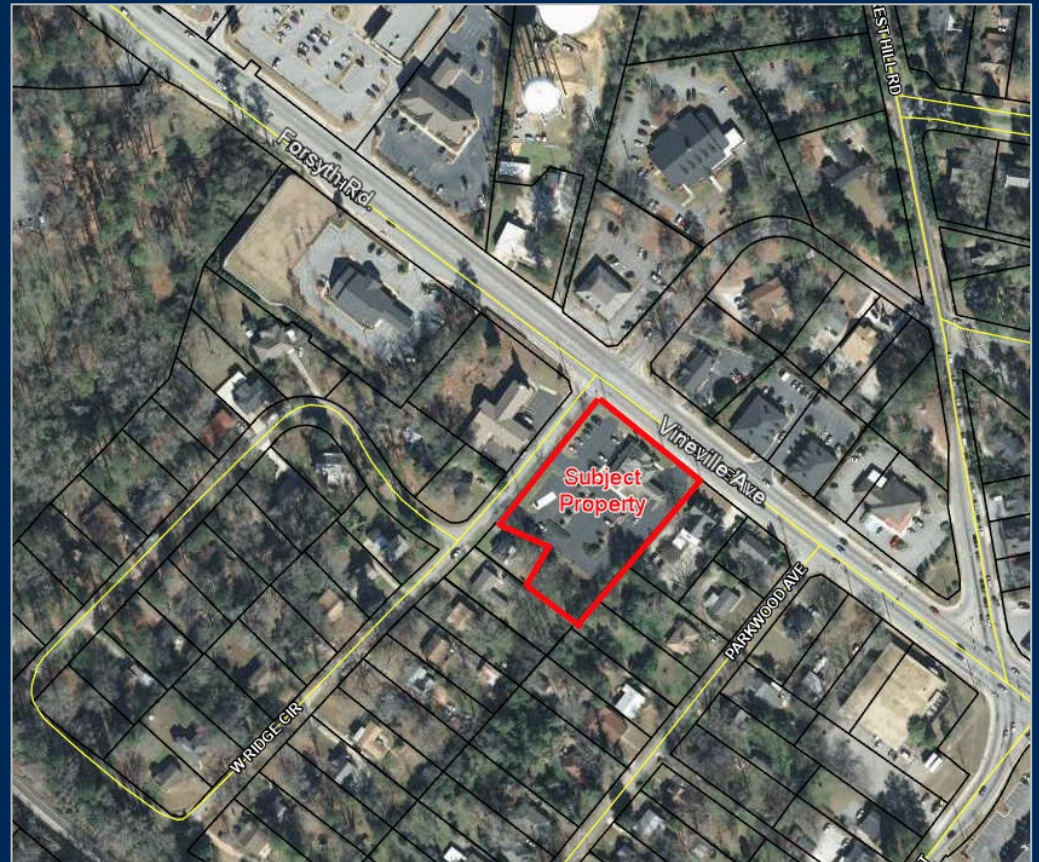
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BUILDING INFORMATION

- 4,124 SF Class A Office that has been newly renovated.
- 1.48 acres
- High traffic location with access via Vineville Avenue & West Ridge Circle
- Zoned C-3 (commercial)
- Convenient to I-75, Piedmont Macon North, & Wesleyan College.
- Ample parking



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BUILDING
INFORMATION

- Four (4) offices
- Vault
- Conference Room
- Break Room
- Two (2) Restrooms



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PHOTOS



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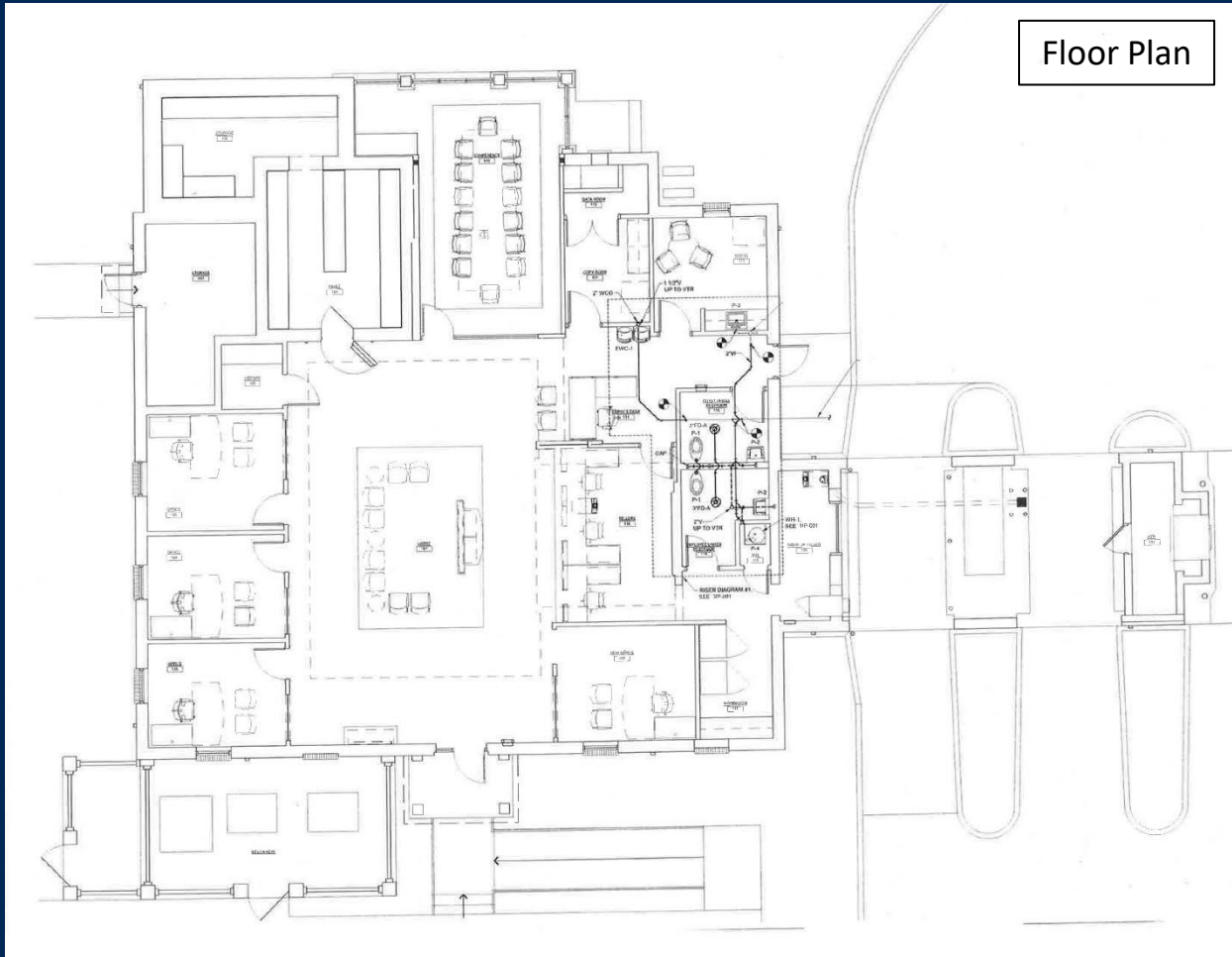




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Floor Plan



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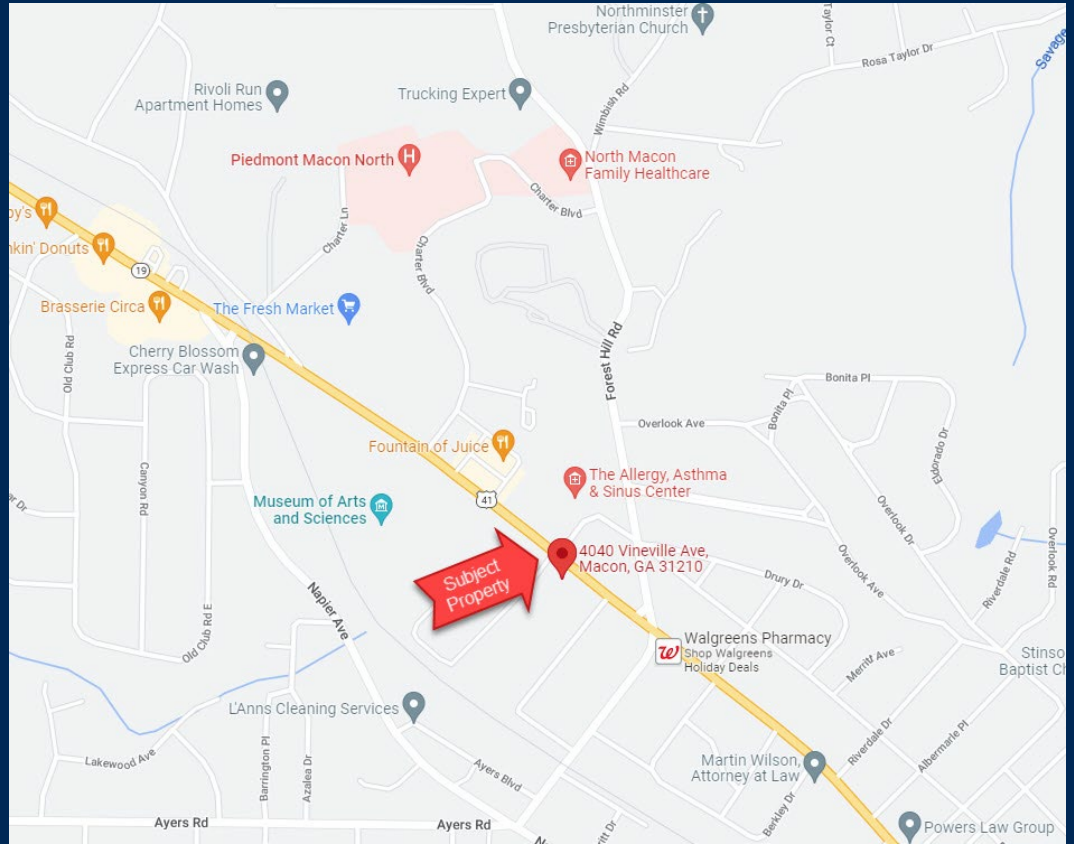


DEMOGRAPHICS & TRAFFIC COUNT

Traffic Counts: (GDOT 2021 Published Data estimate)
Vineville Avenue – 19,500 vpd

Demographics

	1 Mile	3 Miles	5 Miles
2022 Population:	6,514	37,750	57,491
2027 Population Estimate:	6,408	37,480	57,497
2022 Households:	2,983	15,854	23,407
2027 Households Estimate:	2,954	15,825	23,567
2022 Average HH Income:	\$64,647	\$73,257	\$73,578
2027 Average HH Income Estimate:	\$73,419	\$90,174	\$89,178



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