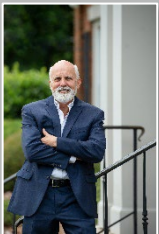


**MULTI PURPOSE
BUILDINGS FOR SALE**
.51 ACRES

**1509 SAM NUNN BOULEVARD
PERRY, GA 31069
HOUSTON COUNTY**

**ASKING PRICE:
\$650,000**



STERLING BAILEY C: 478.951.9443 | ALLIE GRAMBLING C: 478.955-8333
SBAILEY@THESUMMITGROUPMACON.COM | AGRAMBLING@THESUMMITGROUPMACON.COM

4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210

O: 478.750.7507

WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- Two buildings situated on a .51-acre tract

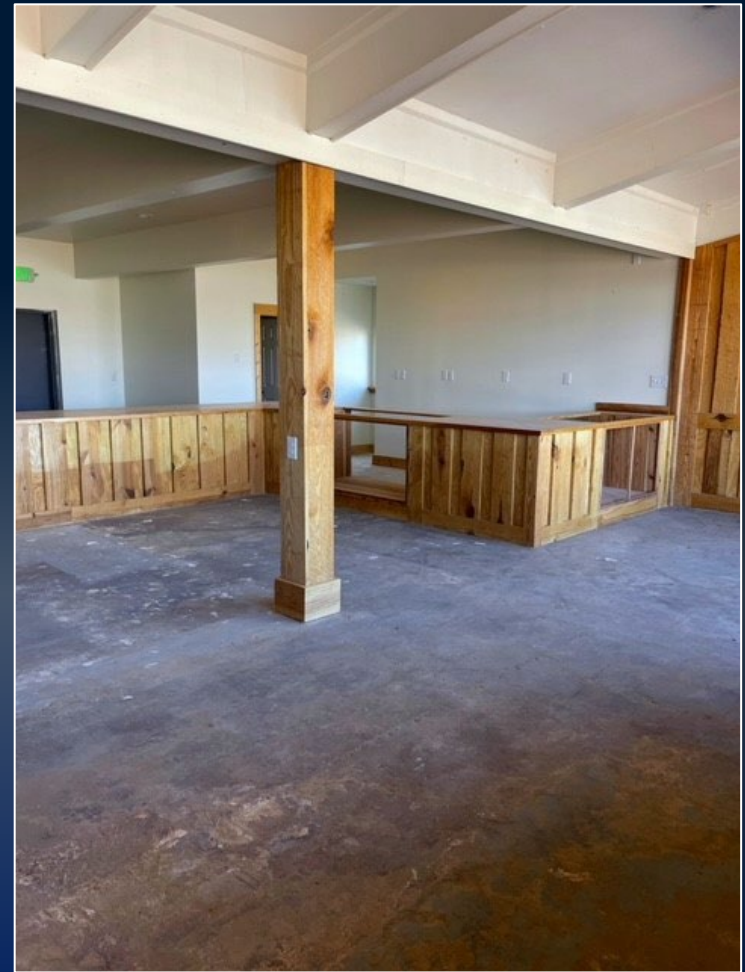
Building 1 – 2,121 SF

New walk-in cooler/freezer, new handicap restroom, new hot water heater and new air conditioner with a partially built out retail interior

Building 2 – 1,426 SF

New handicap restroom, new hot water heater

- Both buildings are served by public water and sewer
- Newly renovated
- Excellent high traffic location with easy access from I-75 (Exit 136). Area neighbors include Chick-Fil-A, Taco Bell, Dunkin', Jersey Mike's, Popeye's, Hardee's, and various national hotels.



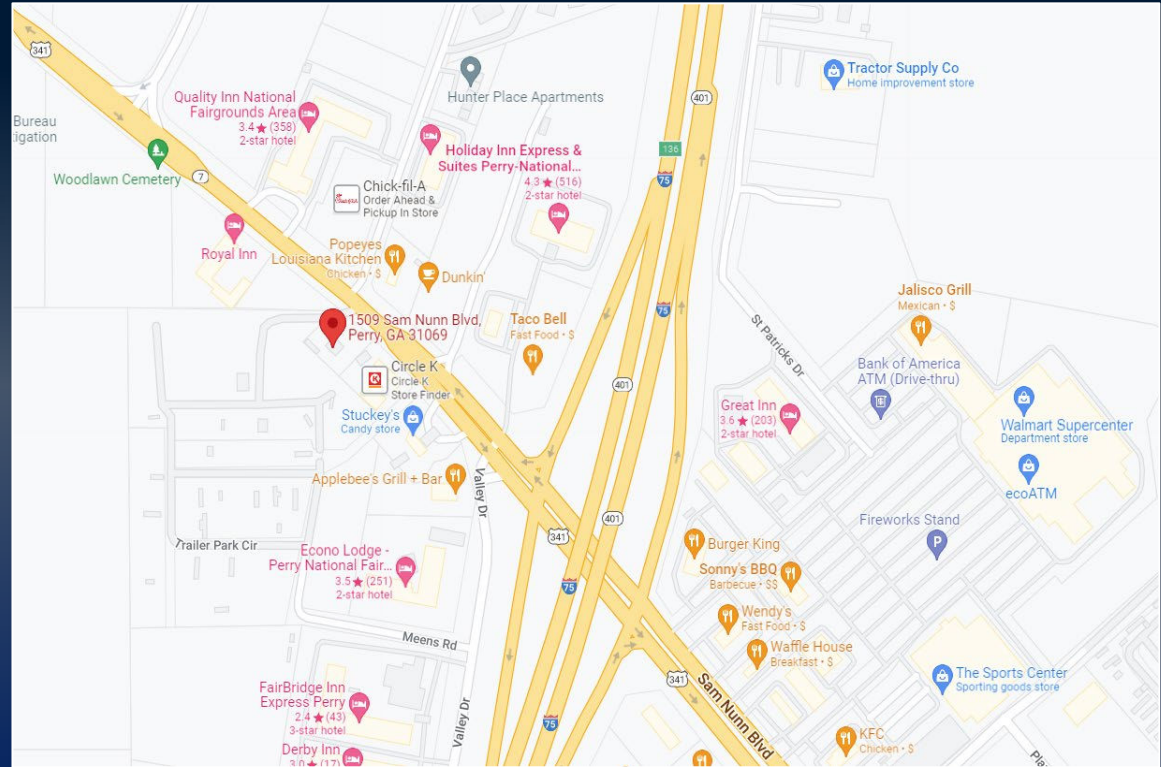
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AERIAL/TRAFFIC COUNTS

Traffic Counts:

(GDOT 2021 Published Data estimate)
Sam Nunn Boulevard– 6,800 -12,000 vpd
I-75 North– 68,900 vpd
I-75 South – 64,700 vpd



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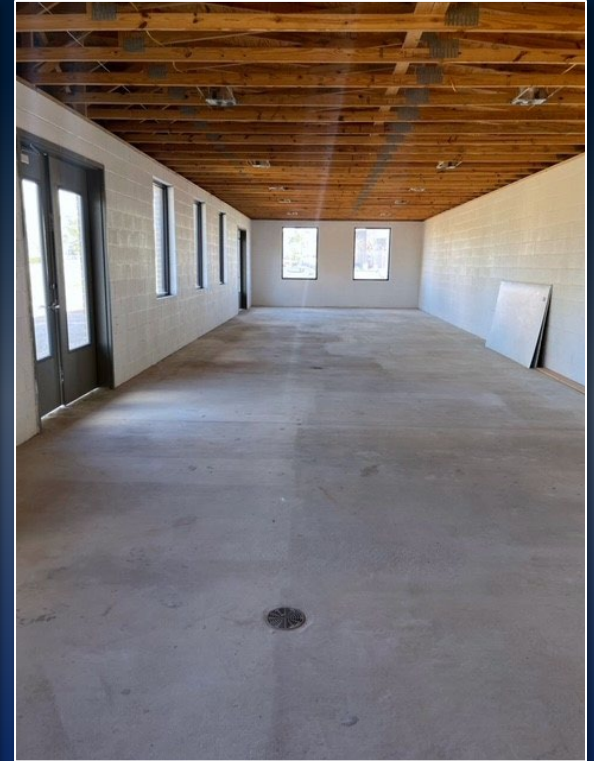
INTERIOR
PHOTOS



Building 1 – 2,121 SF



Building 1 – Walk-in Cooler



Building 2 – 1,426 SF

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EXTERIOR
PHOTOS



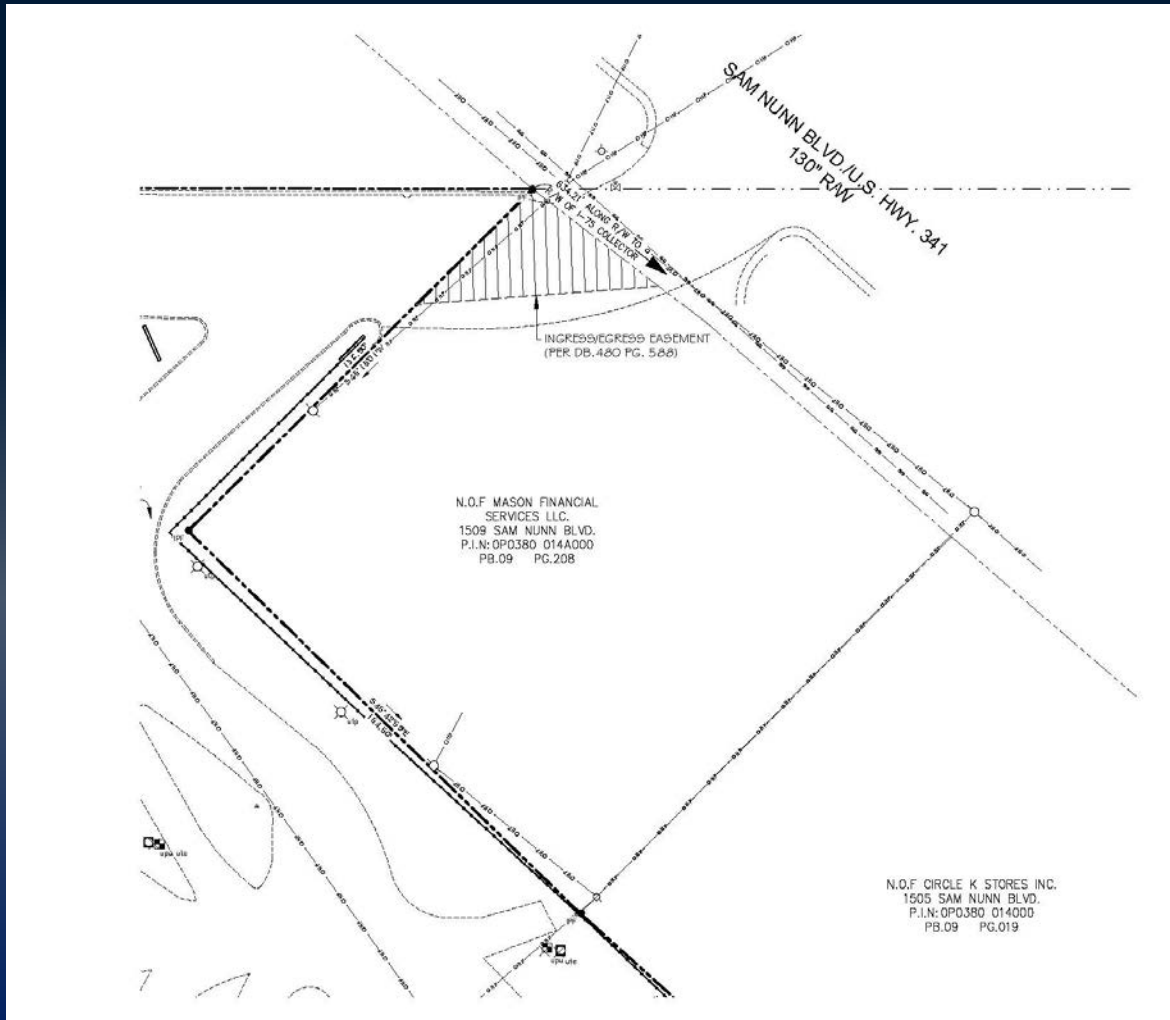
Building 2 – 1,426 SF



Storage & Dumpster Enclosure

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