



REAL ESTATE & BUSINESS FOR SALE

AMBITIONS HEALTH CLUB



ASKING PRICE: \$3,125,000

5430 BOWMAN ROAD, MACON, GA 31210



STERLING BAILEY C: 478.951.9443 | ADAM BAILEY C: 478.733.7961
SBAILEY@THESUMMITGROUPMACON.COM | ABAILEY@THESUMMITGROUPMACON.COM
4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210
O: 478.750.7507

WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- +/- 15,895 SF
 - 1,800 SF of Second Level Mezzanine including private Office with Full Bathroom
- 1.83 Acres
- Zoned: PDE
- 103 Parking Spaces
- Men's and Women's Locker Room, Daycare Room and Training/Multi Purpose Room
- **Call Agent for Financial Information**



5430 BOWMAN ROAD
MACON, GA 31210
BIBB COUNTY



TRAFFIC COUNTS

Traffic Counts:

(GDOT 2021 Published Data estimate)

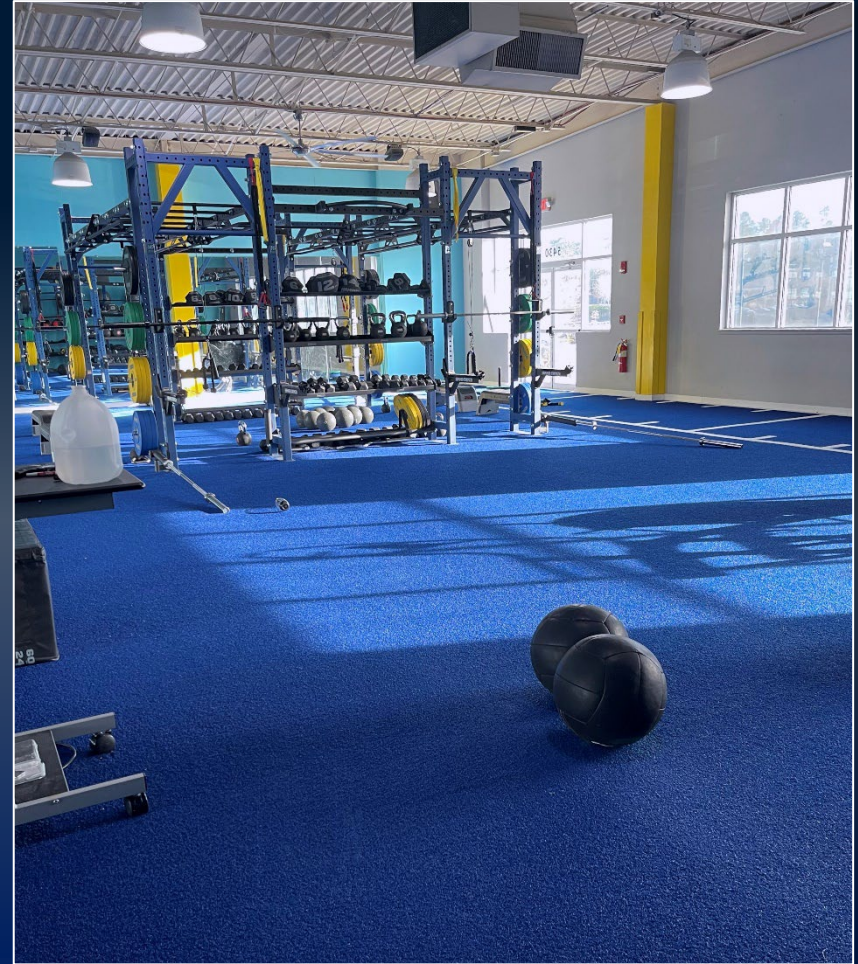
Bass Road – 13,000 vpd

I-75 North– 52,400 vpd

I-75 South – 41,400 vpd

Demographics

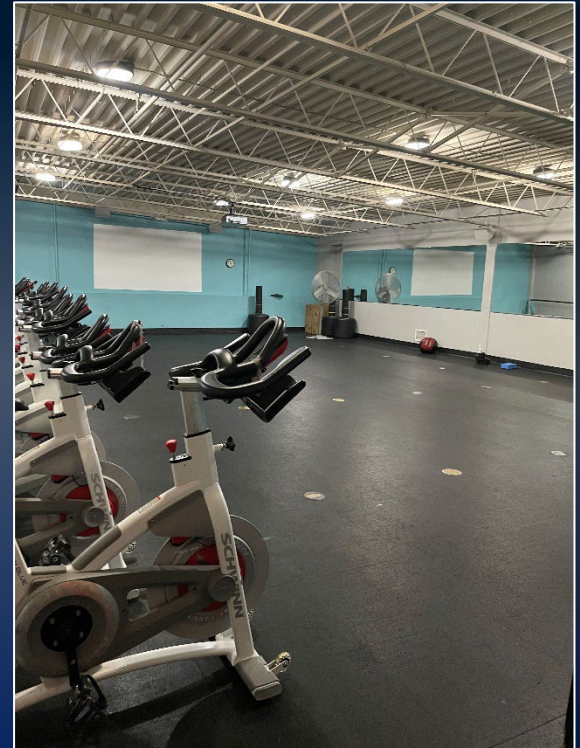
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2023 Population:			
5,575	19,277	43,038	
2028 Population Estimate:			
5,464	18,889	42,767	
2023 Households:			
2,469	8,328	17,928	
2028 Households Estimate:			
2,453	8,296	18,062	
2023 Average HH Income:			
\$130,052	\$118,087	\$116,386	
2028 Average HH Income Estimate:			
\$152,570	\$137,775	\$136,156	



5430 BOWMAN ROAD
MACON, GA 31210
BIBB COUNTY



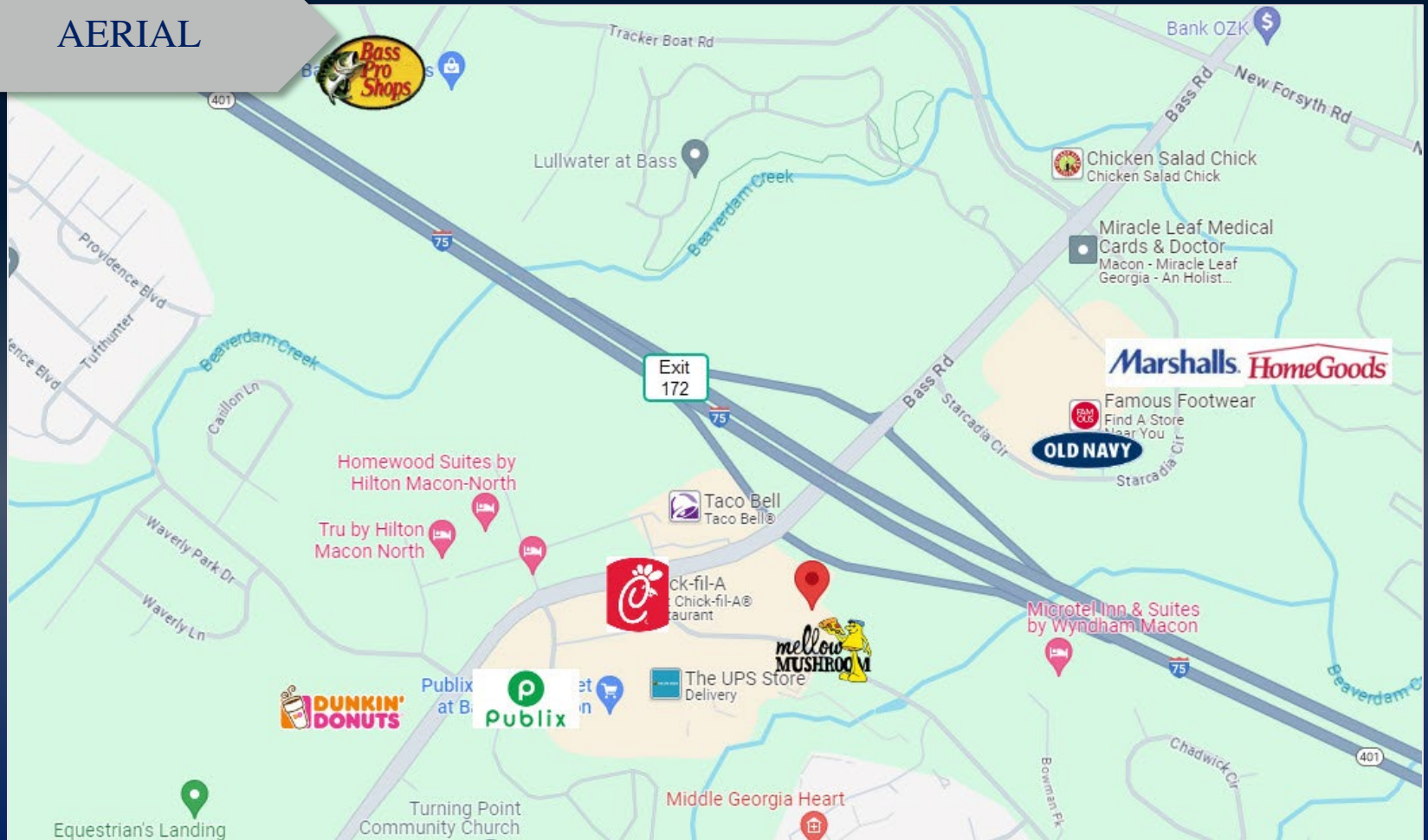
INTERIOR PHOTOS



5430 BOWMAN ROAD
MACON, GA 31210
BIBB COUNTY



AERIAL



5430 BOWMAN ROAD
MACON, GA 31210
BIBB COUNTY

