



REAL ESTATE & BUSINESS FOR SALE

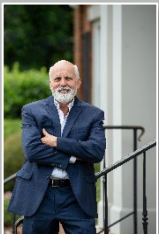
AMBITIONS HEALTH CLUB



ASKING PRICE: \$3,125,000

LEASE RATE: \$18/SF

5430 BOWMAN ROAD, MACON, GA 31210



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PROPERTY INFORMATION

- +/- 15,895 SF
 - 1,800 SF of Second floor space. Includes: private office with full bathroom & multi - purpose room
- 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**



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TRAFFIC COUNTS

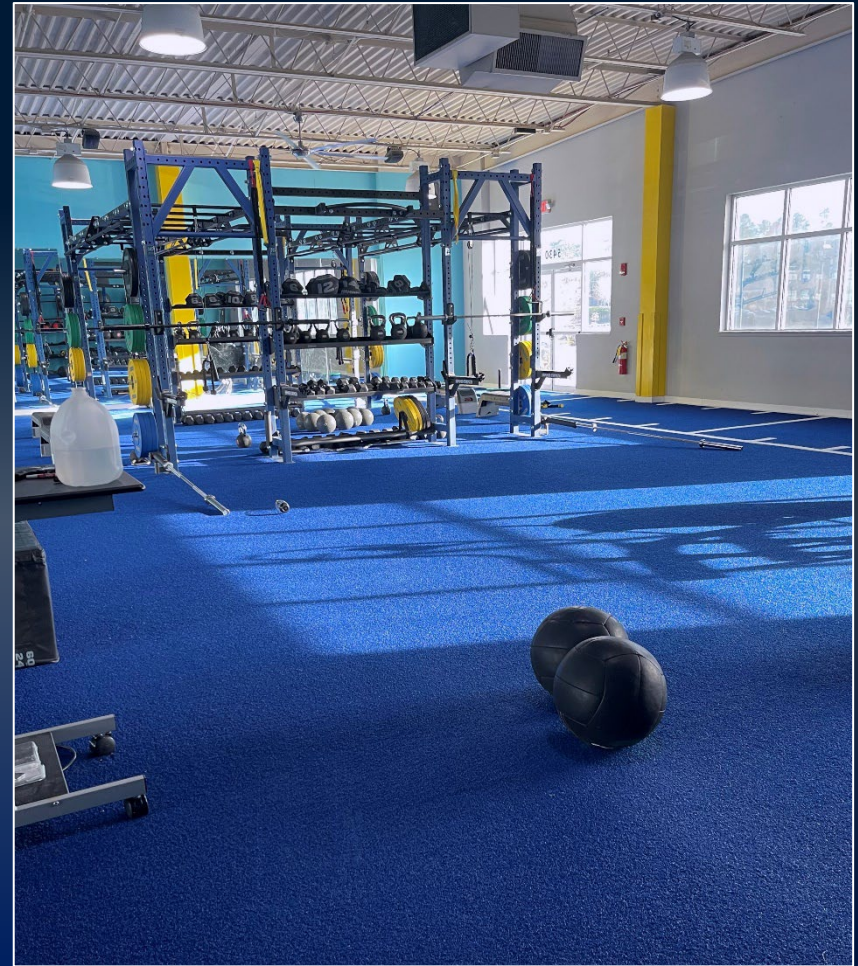
Traffic Counts:

(GDOT 2021 Published Data estimate)

Bass Road – 13,000 vpd
 I-75 North– 52,400 vpd
 I-75 South – 41,400 vpd

Demographics

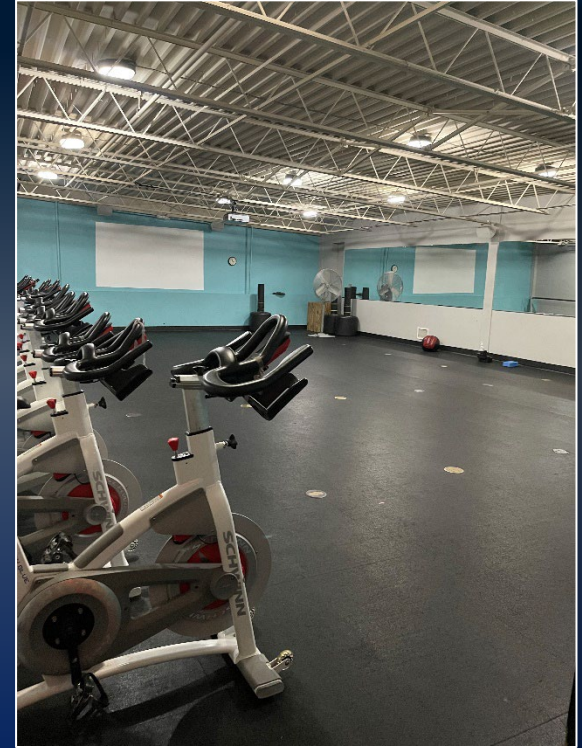
	1 Mile	3 Miles	5 Miles
2023 Population:	5,575	19,277	43,038
2028 Population Estimate:	5,464	18,889	42,767
2023 Households:	2,469	8,328	17,928
2028 Households Estimate:	2,453	8,296	18,062
2023 Average HH Income:	\$130,052	\$118,087	\$116,386
2028 Average HH Income Estimate:	\$152,570	\$137,775	\$136,156



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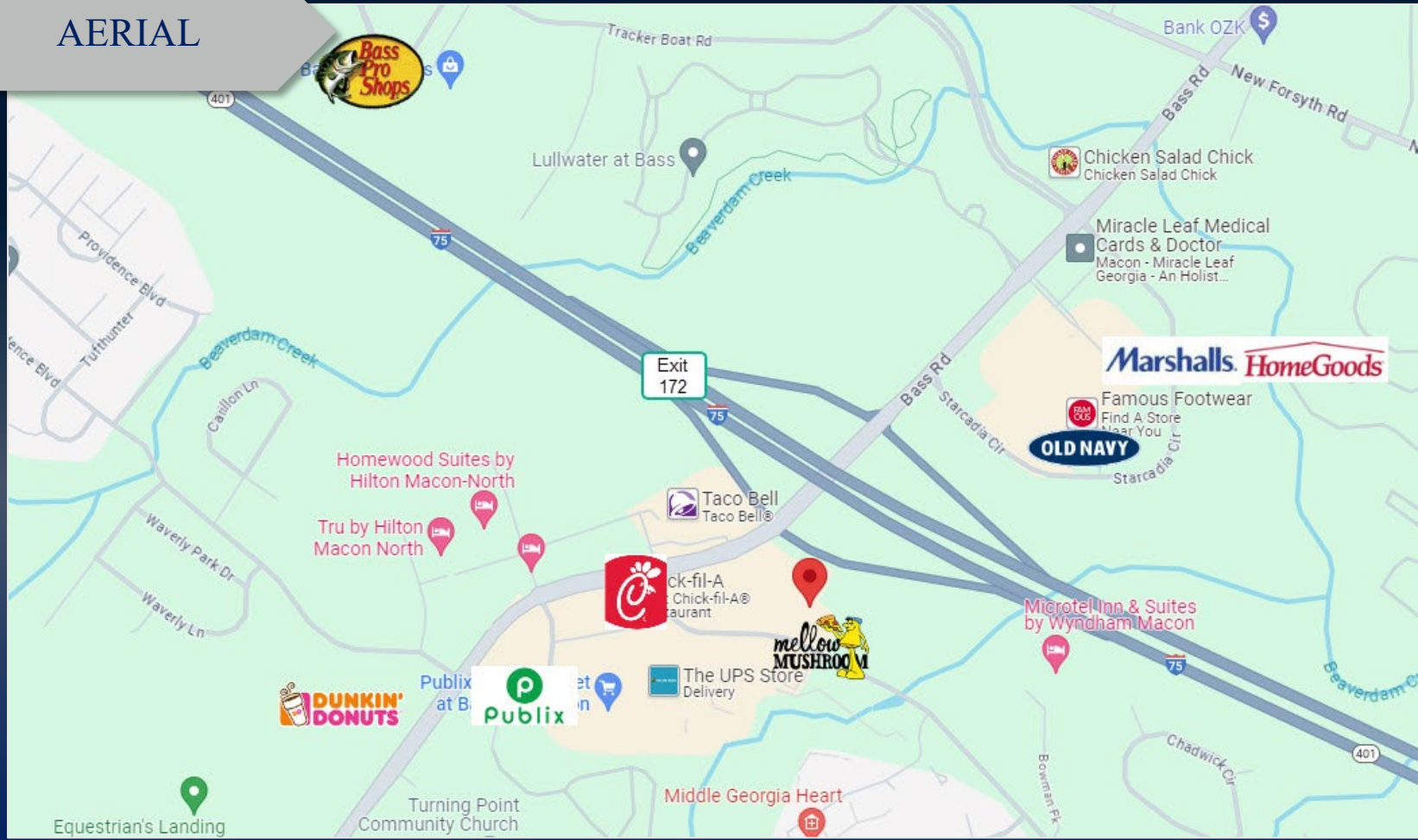
INTERIOR
PHOTOS



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AERIAL



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