

RETAIL CENTER FOR SALE

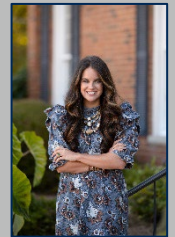
2324 PIO NONO AVENUE MACON, GA 31204

± 5,204 SF | ASKING PRICE: \$425,000



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PROPERTY INFORMATION

- ± 5,204 SF retail center situated on .4 acre
 - 2324 Carbel's Beauty Supply
 - 2324-A VACANT
 - 2324-B Rightway Tax
 - 2324-C Tanks Barber Shop
- Zoned: C-1 (Commercial)
- High traffic location near the intersection of Pio Nono & Anthony Road with neighboring businesses including O'Reilly Auto Parts, Church's Chicken, AutoZone & more
- **Ask agent about financials**



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MACON, GA 31204
BIBB COUNTY



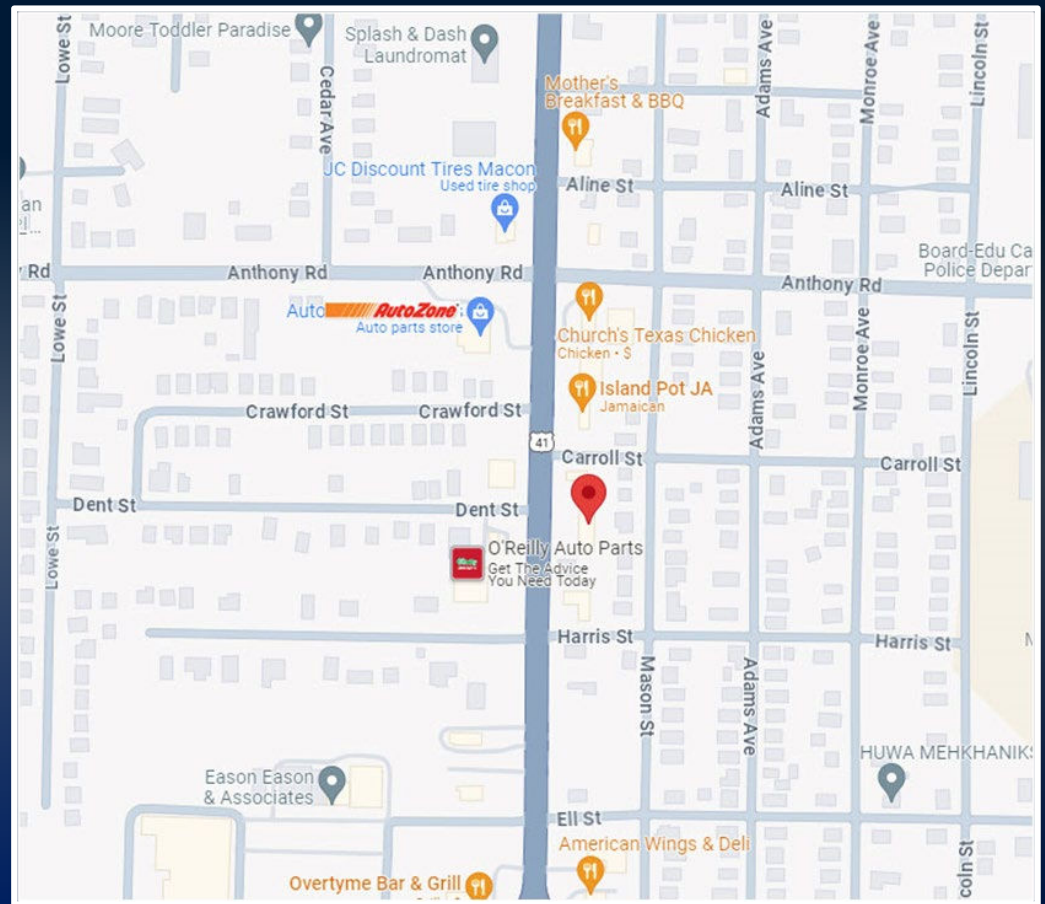
PROPERTY INFORMATION

Traffic Count (GDOT 2022 Published Data Estimate)

- Pio Nono Ave – 18,400 vpd
- Anthony Rd – 8,080 vpd

Demographics

	3 Mile	5 Miles	10 Miles
2023 Population:	51,163	86,561	168,893
2028 Population Estimate:	50,789	85,842	167,958
2023 Households:	20,516	34,992	67,601
2028 Households Estimate:	20,578	35,057	67,950
2023 Average HH Income:	\$52,107	\$59,995	\$76,992
2028 Average HH Income Estimate:	\$61,629	\$70,957	\$90,664



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