

RETAIL BUILDING FOR SALE

3700 PIO NONO AVENUE
MACON, GA 31206
BIBB COUNTY

±5,088 SF
±1.2 ACRES

ASKING PRICE:
\$249,000



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PROPERTY INFORMATION

- ±5,088 SF retail building situated on ±1.2 acres
- Zoned C-4 (Highway Commercial)
- New roof installed in 2023
- Two curb cuts for convenient access
- Approximately 161' of frontage on Pio Nono Avenue
- Located only a half mile from I-75 (Exit 162)
- Offers high traffic counts, excellent visibility, and a well-established retail presence ideal for food service, convenience retail, small grocery, or service-oriented businesses looking to capture consistent daily demand



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DEMOGRAPHICS & TRAFFIC COUNTS

Traffic Counts (GDOT Estimates 2024:)
Pio Nono Avenue – 14,500 VPD
Interstate 75 – 62,800 VPD

3700 Pio Nono Avenue - Macon, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	7,153	40,015	77,500
2030 ESTIMATED POPULATION	7,024	39,736	77,292
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	2,776	14,683	31,157
2030 HOUSEHOLD ESTIMATES	2,742	14,655	31,338
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$40,503	\$46,695	\$61,194
2030 HH INCOME ESTIMATE	\$44,057	\$51,010	\$68,840

AVERAGE INCOME	POPULATION	HOUSEHOLDS	UNEMPLOYMENT	LABOR FORCE
 \$46,695	 40,015	 14,683	 8.8%	 13,293

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