

COMMERCIAL LAND FOR SALE

3758 MERCER UNIVERSITY DRIVE
MACON, GA 31204
BIBB COUNTY

8 PARCELS TOTALING
±3.27 ACRES

ASKING PRICE:
\$495,000



BO ELLIOTT C: 478.718.2049

BELLIOTT@THESUMMITGROUPMACON.COM

4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210

O: 478.750.7507

WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- ±3.27 acres of commercial land
- Zoned C-4/R-1
- Water and sewer available
- Excellent retail potential for convenience, restaurant, service, or freestanding commercial uses
- Prominent corner location at Mercer University Drive and Atwood Drive
- Strong visibility and exposure along a well-established commercial corridor
- Easy access to Interstate 75 (Exit 162), Interstate 475 (Exit 3), and Eisenhower Parkway



3785 MERCER UNIVERSITY DRIVE
MACON, GA 31204
BIBB COUNTY



DEMOGRAPHICS & TRAFFIC COUNTS

Traffic Counts (GDOT 2024 Estimates)
Mercer University Dr – 24,500 VPD
Eisenhower Parkway – 19,500 VPD

3758 Mercer University Drive - Macon, GA

POPULATION	1 MILE	3 MILE	5 MILE
2026 POPULATION	5,853	46,964	92,398
2031 ESTIMATED POPULATION	5,770	46,537	92,151
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2026 HOUSEHOLDS	2,361	18,472	37,087
2031 HOUSEHOLD ESTIMATES	2,350	18,453	37,324
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2026 HH INCOME	\$40,573	\$58,842	\$78,850
2031 HH INCOME ESTIMATE	\$44,991	\$68,746	\$92,437

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



\$58,842



46,964



18,472



7.0%



17,448

The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.

