

# CORNER COMMERCIAL LOT

5701 COLUMBUS ROAD, MACON, GA 31206 BIBB COUNTY

Asking Price: \$775,000  
3 Acres

- CORNER LOT CONVENIENTLY LOCATED NEAR HEATH ROAD, MIDDLE GEORGIA STATE UNIVERSITY, AND INTERSTATE 475 (EXIT 3).
- ZONED PDE (PLANNED DEVELOPMENT)
- ALL UTILITIES TO SITE



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## TRAFFIC COUNTS/ DEMOGRAPHICS

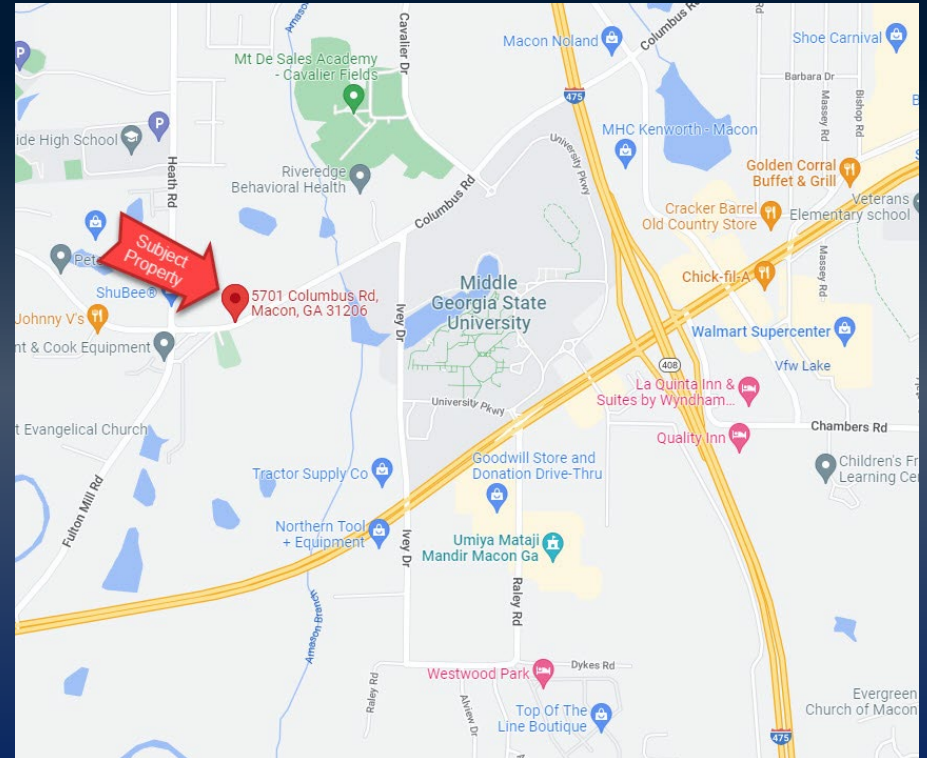
### Traffic Counts: (GDOT 2021 Published Data estimate)

Heath Rd. – 6, 820 vpd

Columbus Rd. – 5,720 vpd

### Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2022 Population:			
686	21,229	62,087	
2027 Population Estimate:			
723	21,113	61,803	
2022 Households:			
278	8,031	23,457	
2027 Households Estimate:			
295	8,085	23,457	
2022 Average HH Income:			
\$113,770	\$69,920	\$71,694	
2027 Average HH Income Estimate:			
\$145,370	\$87,128	\$86,699	



**5701 COLUMBUS ROAD  
MACON, GA 31206**



AERIAL VIEW



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