

AVAILABLE FOR SALE

4415 - 4425 Pio Nono Avenue
Macon, GA 31206



4425 Pio Nono Avenue



4415 Pio Nono Avenue

- 2 properties sold together, totaling 22,800 square feet. Adaptable to many uses.
- Located ½ mile from Interstate 75
- Zoned M-1 - both parcels
- Two buildings on site, see below for details
- Traffic count: 28,700 vehicles per day - Pio Nono Avenue
- Utilities: Water, Sewer, Power, Phone, Gas

<u>Address</u>	<u>Description</u>	<u>Year Built</u>	<u>Approx. AC</u>	<u>Building SF</u>	<u>2023 Est. Taxes</u>
4415	Has 12,000 SF lean-to for excellent covered outside work space. Possible truck parking.	1983	2.99 AC	12,000 SF	\$6,571.62
4425	Building has 1,600 SF retail/office space with attached 9,200 SF warehouse (heated only).	1955, 1983	1.29 AC	10,800 SF	\$4,773.19
Totals:			4.28 AC	22,800 SF	\$11,344.81

Sale Price: \$1,200,000 (\$52.63/SF)

**FOR MORE
INFORMATION
CONTACT**

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PHOTOS



2023 DEMOGRAPHICS

	1 mile	3 mile	5 mile	7 mile
Population	2,233	28,244	69,931	104,885
Avg. Household Income	\$36,863	\$46,431	\$52,782	\$47,741
Median Age	32.6	32.9	34.4	35.4

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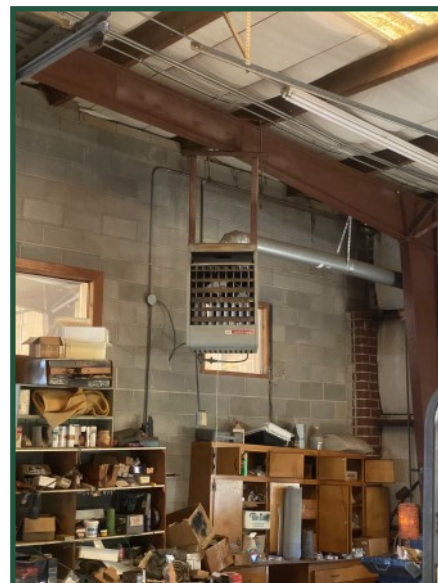
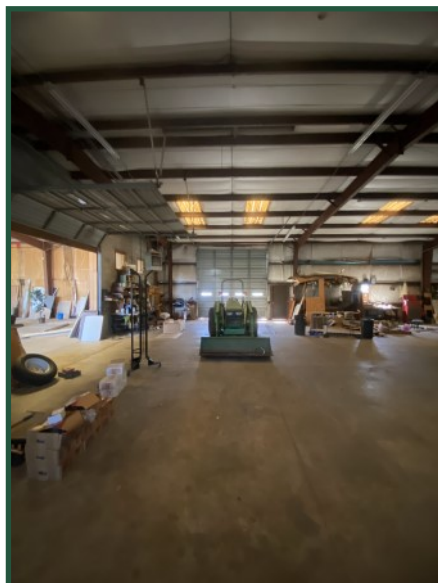
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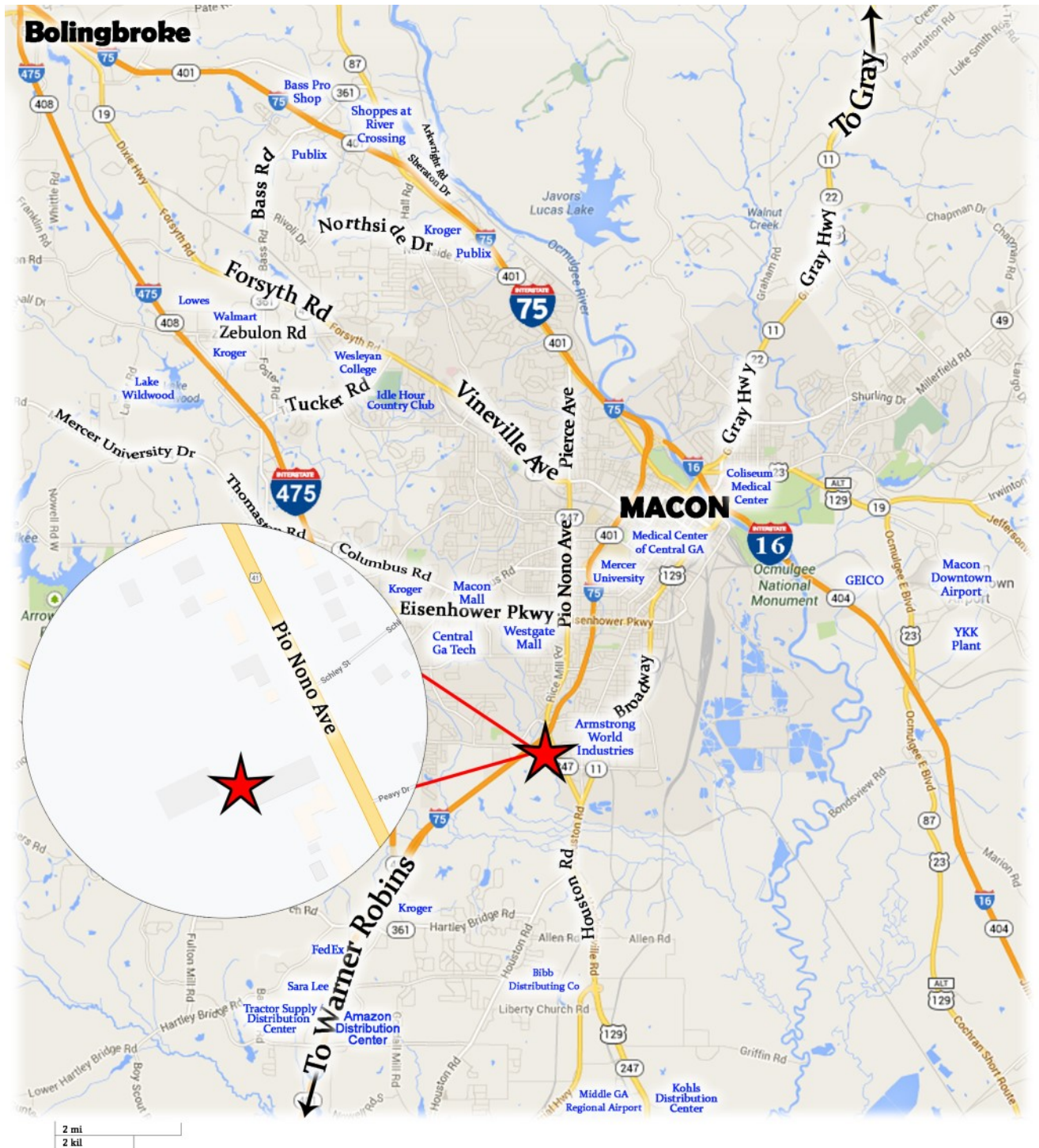
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