

OFFICE BUILDINGS FOR SALE

1365 & 1371 GEORGIA AVENUE
MACON, GA 31210
BIBB COUNTY

±4,878 SF
±0.97 ACRE

ASKING PRICE:
\$525,000



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PROPERTY INFORMATION

- Two (2) office buildings totaling $\pm 4,878$ SF
 - 1365 GA Avenue - $\pm 2,538$ SF containing two (2) offices, a conference room, two (2) restrooms, storage or work room in rear, and possible 3rd office
 - 1371 GA Avenue - $\pm 2,340$ SF features 12' ceiling heights, two (2) restrooms, and an unloading lift at the rear of the building. Former mail sorting business with plenty of open space
- Approx. 0.7 miles from I-75 (Exit 164)
- This location offers prime access to downtown Macon's business, government, and professional services hub, along with direct connectivity to I-75 for easy regional travel

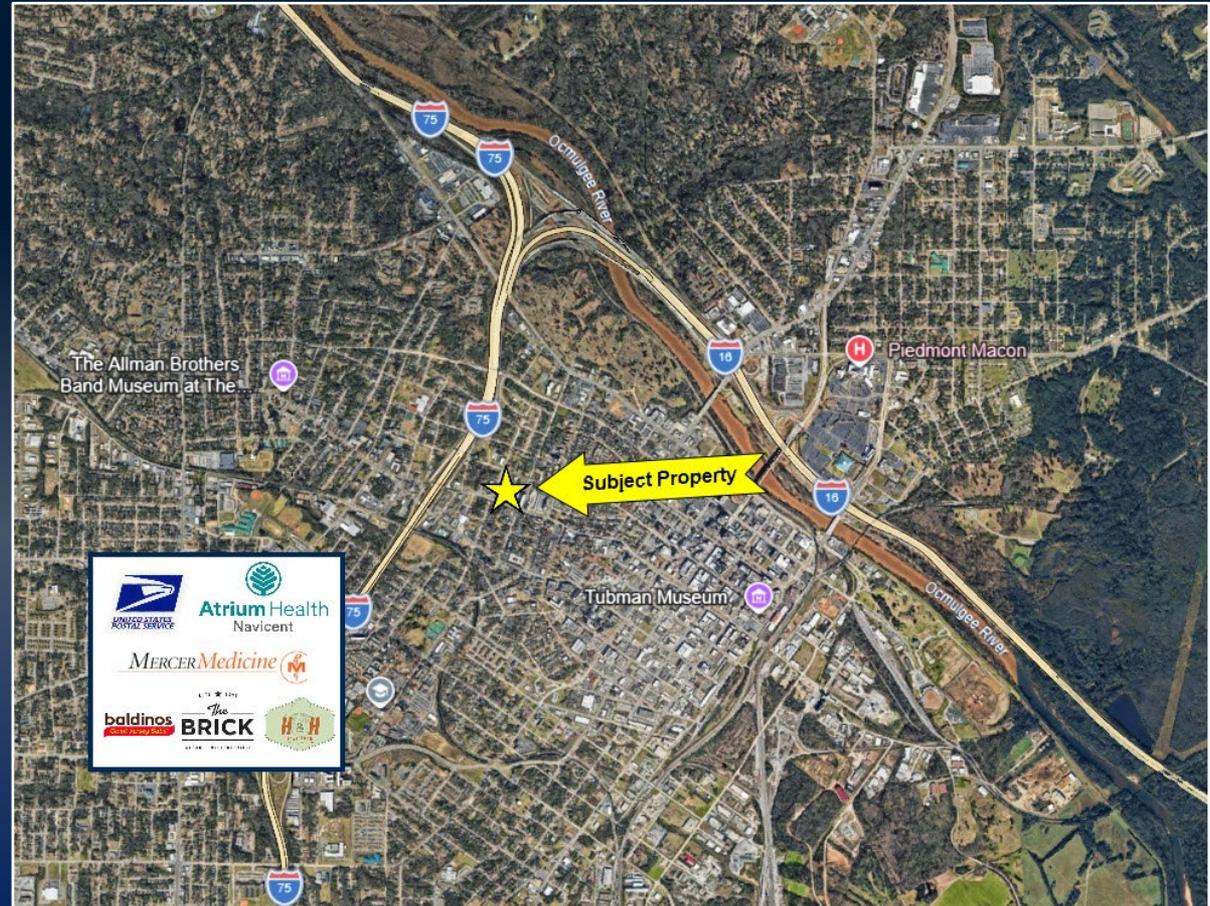


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MAP & TRAFFIC COUNTS

- Traffic Count (2024 GDOT estimate):
GA Avenue - 4,380 VPD
I-75 - 83,300 VPD



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