

**FOR SALE OR LEASE – 4,000± SF Service/Retail Building**  
**6044 Hawkinsville Road (Highway 247)**  
**Macon, GA 31216**



Summary

Area Info

Photos

Aerial

Site Map

**1.21 ACRE FENCED LOT!! OWNER FINANCING AVAILABLE!!**



**SALE PRICE: \$495,000**  
**LEASE PRICE: \$3,800/per month**  
**(Includes taxes & insurance)**

**CONTACT**

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**Lan Heath**

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PROPERTY INFORMATION

BUILDING

**Property Address:** 6044 Hawkinsville Road  
Macon, GA 31216

**County:** Bibb

**Total Size:** 4,000± SF  
**Office:** 1,050 SF  
**Service Area:** 2,950 SF  
**Shed In Rear Of Lot:** 600± SF

**Available:** 4,000± SF

**Year Built:** 1990

**Overhead Doors:** 1 Ground Level Door

**Ceiling Height:** 12’

**Utilities:** All Available

**Parking:** Ample Parking

**Traffic Count:** Hawkinsville Road – 29,151 VPD  
Allen Road – 4,866 VPD

SITE

**Site Size:** 1.21 Acres

**Parcel ID:** P120-0082

**Zoning:** M-1 Industrial

**Taxes:** \$2,071.49 est.

**Frontage:** 210’ ft on Hawkinsville Road

**Depth:** 250’ ft on Andrea Drive

Demographics 2023	3 Miles	5 Miles	10 Miles
Population	10,530	32,052	191,152
Avg HH Income	\$102,021	\$72,076	\$72,140
Median Age	38.6	35.1	36.4

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### NOTES

Former car lot. Property is approximately 4,000 square feet with warehouse space, situated on a 1.21-acre fenced lot. A shed in the rear of the lot is available and would be perfect for outdoor equipment storage. The property is zoned M-1, has ample parking, and offers great frontage on Hawkinsville Road. It is an ideal location for another car lot or sales for industrial/outdoor equipment.

### LOCATION

Located on the corner of Hawkinsville Road (Highway 247) and Andrea Drive. Highway 247 is a highly trafficked highway that sees 29,151 vehicles per day. Surrounding neighbors are Kumho Tire GA, Irving Tissue, Bibb Distributing, Honest Abe Roofing, Walthall Oil Company, JET Infrastructure, Middle Georgia Regional Airport, and many more.



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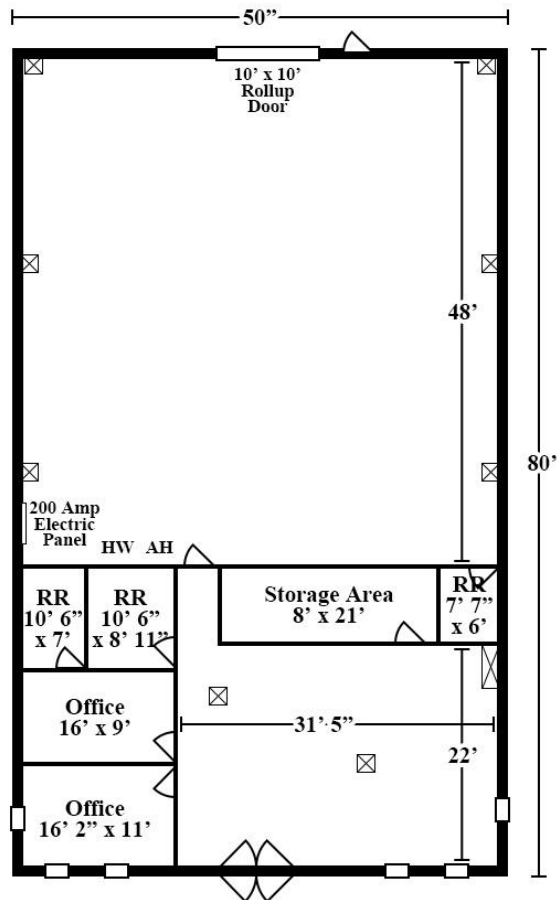
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Dimensions are approximate and not guaranteed



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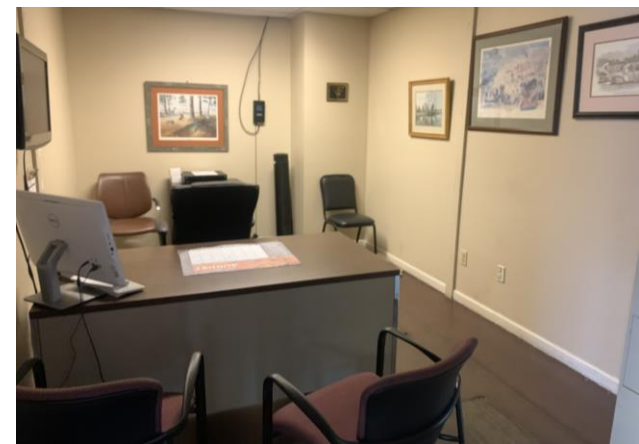
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