

2.08 ACRES - FOR SALE

4740 Mount Pleasant Church Road
Macon, GA 31216



- Lot Size:** 2.08 Acres
- Frontage:** 250' on Mount Pleasant Church Road
- Depth:** 350' on Hartley Bridge Road
- Utilities:** All Available: Sewer access ±700' from site
- Topography:** Flat
- Zoning:** C-1
- Traffic Count:** 7,570 VPD - Mount Pleasant Church Road
20,300 VPD - Hartley Bridge Road
91,100 VPD - I-75

2023 DEMOS	1 Mile	3 Mile	5 Mile
Population	361	13,338	34,468
Median Age	40.4	37.4	35.4
Average HH Income	\$103,064	\$84,439	\$77,438

Location: Property is located adjacent to a future mixed-use development on Hartley Bridge Road, and is less than ½ mile west of I-75 at Exit 1. Great location for restaurant, retail, office, etc. Convenience store is restricted due to close proximity to residential (adjacent property to the south). Neighbors include Circle K, Dairy Queen, McDonald's, Zaxby's, CVS, Advance Auto Parts, Little Caesars Pizza, FoamWorks Auto Spa, as well as future locations of Captain D's and Huey Magoo's.

Sale Price: \$800,000

**FOR MORE
INFORMATION
CONTACT**

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Sewer & Water Availability



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