

# MEDICAL/OFFICE BUILDING FOR SALE

**100, 104 & 110 CATTLEMENS DRIVE, MACON, GA 31220**

±3,761 SF | ±10.09 ACRES

MIDDLE GEORGIA  
Wound  
Solutions

**ASKING PRICE: \$825,000**



**ALLIE BAILEY GRAMBLING C: 478.955.8333**  
**AGRAMBLING@THESUMMITGROUPMACON.COM**  
**4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210**  
**O: 478.750.7507**

**WWW.THESUMMITGROUPMACON.COM**



## PROPERTY INFORMATION

- ±3,761 SF building situated on three (3) parcels totaling ±10.09 acres
  - 100 Cattlemens Drive: ±1.5 acres
  - 104 Cattlemens Drive: ±1.69 acres
  - 110 Cattlemens Drive: ±6.9 acres
- Building includes four (4) office/exam rooms, two (2) designated offices, a large reception/nurse's station, two (2) restrooms, full kitchen, conference room, large storage area, two (2) storage rooms and IT closet
- Building zoned C-3 (Commercial) | Land zoned A-4 (Agricultural)
- 15 paved parking spaces
- Surrounded by a mix of industrial, distribution and service-based businesses with excellent interstate visibility and close proximity to major transportation routes
- [Ask agent about subdividing](#)



100, 104 & 110 CATTLEMENS DRIVE  
MACON, GA 31220  
BIBB COUNTY



## AERIAL/TRAFFIC COUNTS

Traffic Counts: (GDOT 2024):  
Thomaston Road: 23,100 VPD  
I-475: 65,400 VPD



100, 104 & 110 CATTLEMENS DRIVE  
MACON, GA 31220  
BIBB COUNTY



# FLOOR PLAN



100, 104 & 110 CATTLEMENS DRIVE  
MACON, GA 31220  
BIBB COUNTY



## ADDITIONAL PHOTOS



---

---

*The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.*