



±0.80 KROGER OUTPARCEL FOR SALE

4361 HARTLEY BRIDGE ROAD, MACON, GEORGIA 31216

ASKING PRICE: \$825,000



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PROPERTY INFORMATION

- +/- 0.80 Acre Outparcel to the #9 Kroger in the state of GA (Top 100 nationally), with convenient access to over 82,000 VPD on I-75.
- All utilities to site
- Zoned C-4 (Commercial)
- Area businesses include Mavis Tire, Wendy's, Subway, Cadence Bank & many more.
- 300+ Residential Units Under Construction
- Ask Agent About Ground Lease Opportunity



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TRAFFIC COUNTS & DEMOGRAPHICS

Traffic Counts:

(GDOT 2023 Published Data estimate)

Hartley Bridge Road – 19,000 vpd

I-75 North– 88,900 vpd

Demographics

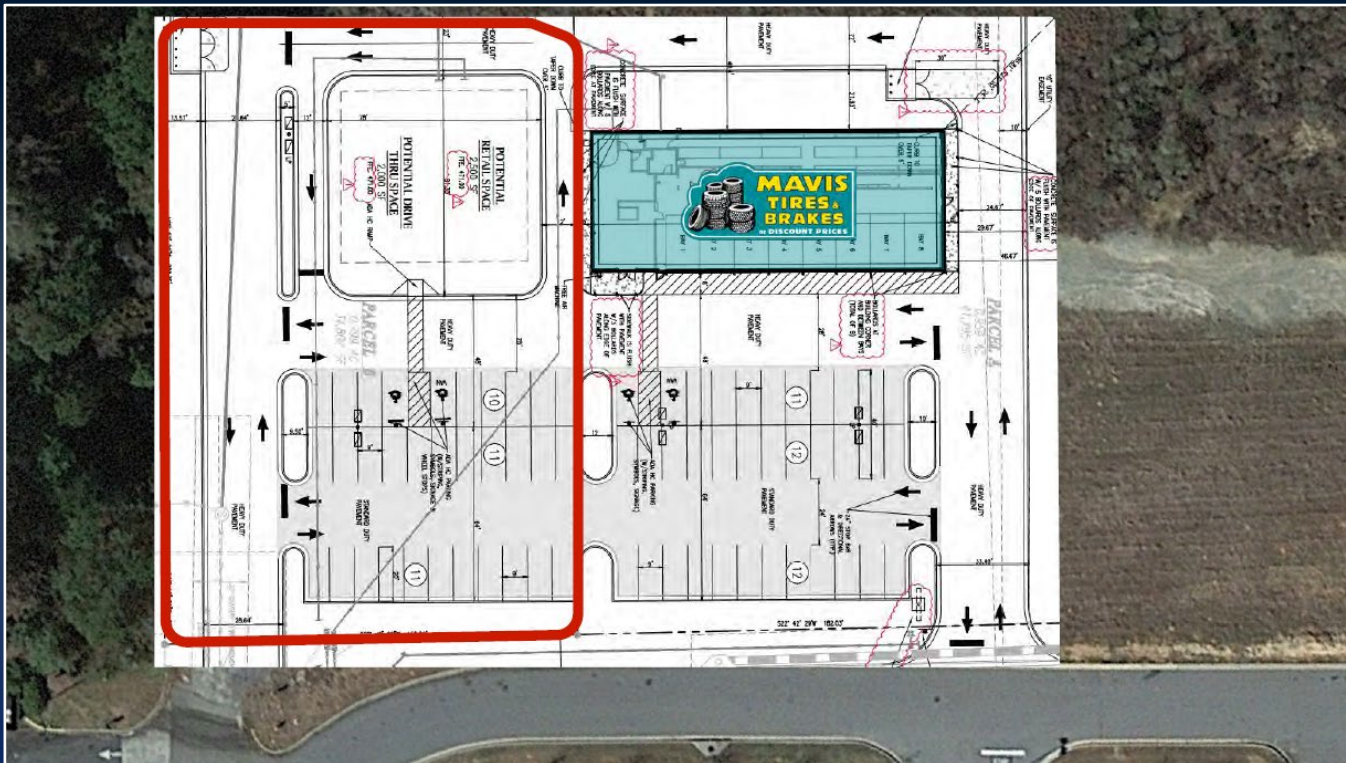
	3 Mile	5 Miles	10 Miles
2024 Population:			
15,835	38,247	180,276	
2029 Population Estimate:			
15,924	38,197	181,264	
2024 Households:			
5,901	13,981	72,457	
2029 Households Estimate:			
6,040	14,193	73,829	
2024 Average HH Income:			
\$78,200	\$68,593	\$73,102	
2029 Average HH Income Estimate:			
\$96,072	\$82,973	\$88,116	



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POTENTIAL SITE PLAN



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