

PRICE REDUCED
PRIME COMMERCIAL SITE
SURROUNDED BY NATIONAL RETAILERS



2259, 2273 HEATH ROAD
MACON, BIBB COUNTY, GEORGIA 31206

ARTHUR P. BARRY III, SIOR
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990 Riverside Drive
Macon, GA 31201
478.746.8171 OFFICE

REDUCED SALES PRICE
\$395,000



COLDWELL BANKER
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EBERHARDT & BARRY

PROPERTY HIGHLIGHTS

COMMERCIAL DEVELOPMENT SITE
2259, 2273 HEATH ROAD
MACON, BIBB COUNTY, GEORGIA 31206



LOCATION OVERVIEW

- Highly visible location from intersection of Heath Road & Thomaston Road
- Strong traffic counts: 23,100± VPD
- Just 1/2 mile from Interstate 475 (easy regional access)
- Approximately 2 miles from Lake Tobesofkee (1,750-acre lake with beaches & campgrounds)
- Positioned in a well-established retail corridor
- Surrounded by national and regional retailers, including: Publix, Mavis Tire, Taco Bell, Popeyes, O'Reilly Auto Parts, Foamworks Auto Spa, Tires Plus, Shoppers Value, Dollar General

PROPERTY OVERVIEW

Price has been reduced for this exceptional site conveniently located near Interstate 475.

- Expansive 1.32± Acre Site
- Ideal for a variety of commercial uses - Retail, office / warehouse / showroom, a church or service businesses
- 247.5± Feet of prime road frontage; 232± feet depth
- Easy access and excellent visibility
- Cleared and graded-ready for immediate development
- All utilities available to the site



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ADJACENT PROPERTIES

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TOBESOFKEE CROSSING - PUBLIX - ADJACENT PROPERTY



MAVIS TIRE - PUBLIX OUTPARCEL



TACO BELL - PUBLIX OUTPARCEL



CIRCLE K - SUBWAY - ADJACENT PROPERTY



FOAMWORKS AUTO SPA - ADJACENT PROPERTY



POPEYES - ADJACENT PROPERTY



RED OWL COFFEE - ADJACENT PROPERTY



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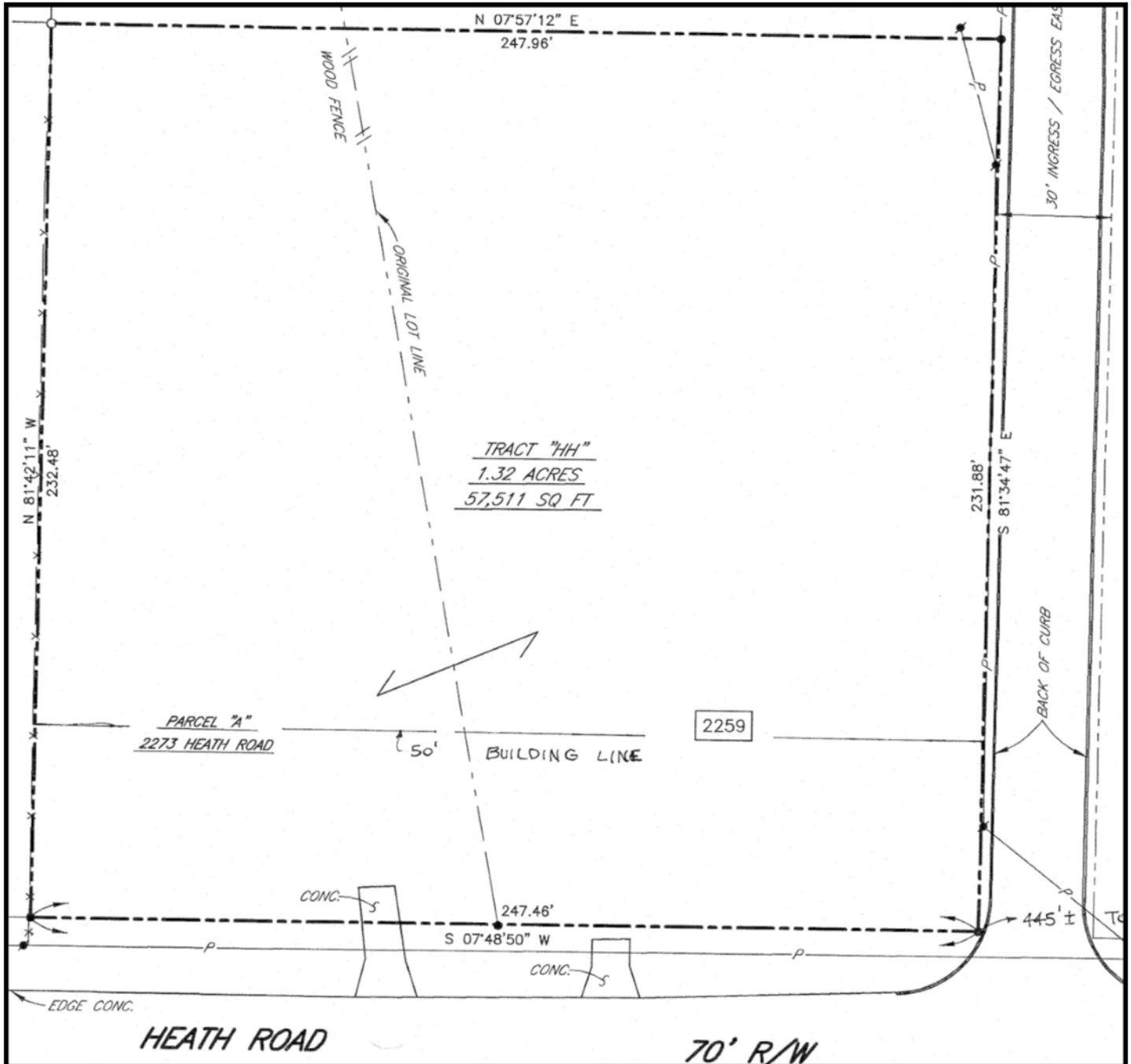


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PROPERTY SURVEY

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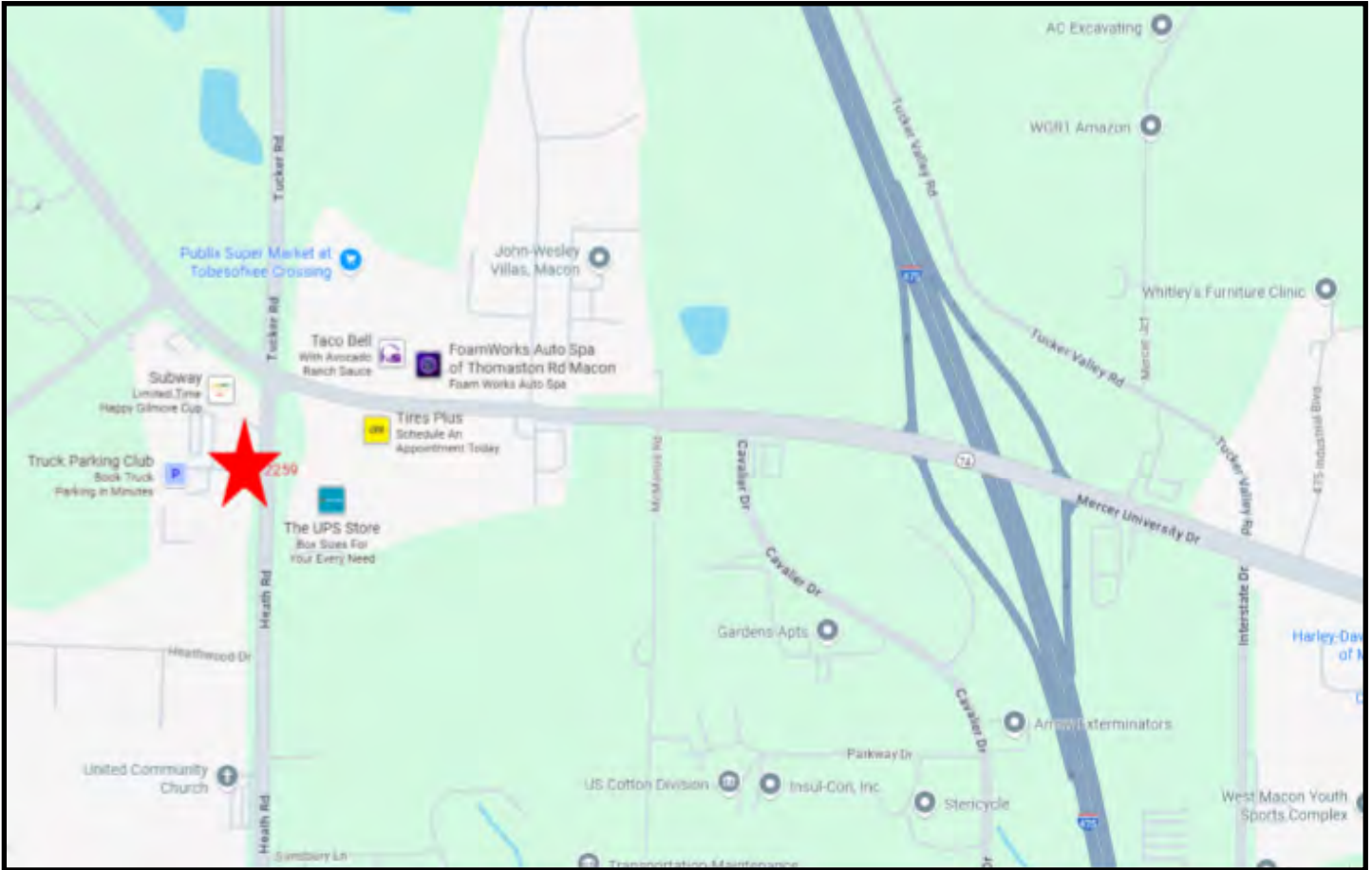


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**LOCATION MAP /
DEMOGRAPHICS**

**COMMERCIAL DEVELOPMENT SITE
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	1 MILE	3 MILE	5 MILE
2025 POPULATION	1,434	22,198	74,545
DAYTIME POPULATION	1,671	23,513	68,643
MEDIAN HOUSEHOLD INCOME	\$87,404	\$66,993	\$60,090

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