



COMMERCIAL OUTPARCEL FOR SALE

**4426 MERCER UNIVERSITY DRIVE
MACON, GEORGIA 31210
BIBB COUNTY**

± 1 ACRE

ASKING PRICE: \$375,000



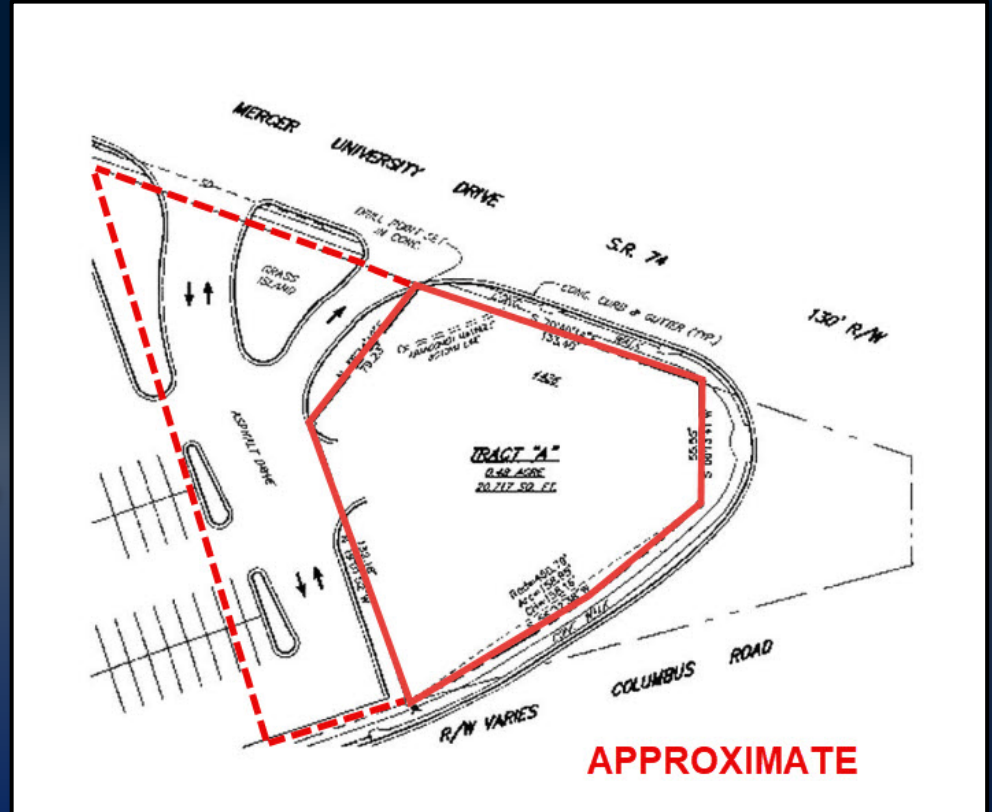
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PROPERTY INFORMATION

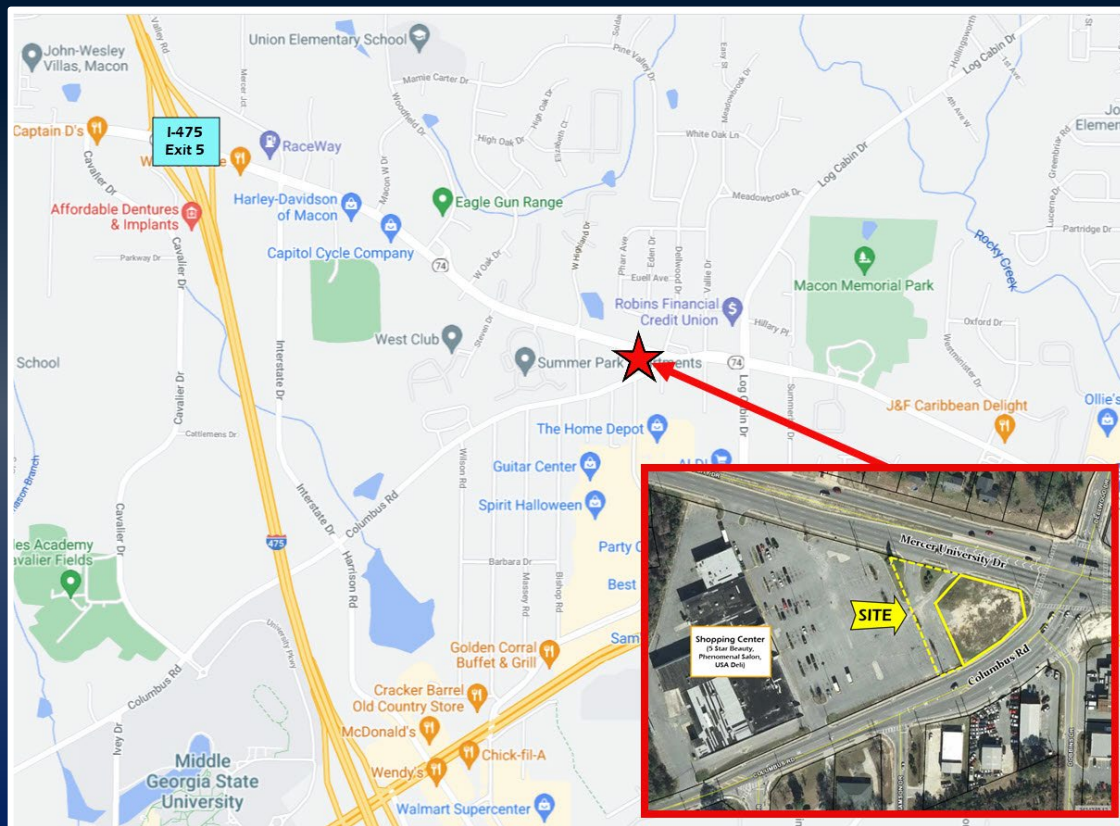
- ± 1 acre
- Cross access easement with adjoining shopping center
- Zoned PDE (Planned Development Extraordinaire)
- All utilities available
- High traffic location at the signalized intersection of Mercer University Drive and Columbus Road
- Less than 1.5 miles east of Interstate 475 (Exit 5)
- Traffic Counts (GDOT 2022 estimate):
 - Mercer University Drive: 23,100 VPD
 - Columbus Road: 5,010 VPD



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AERIAL



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