



Available For Lease

FORMER US AUTO SALES
MACON, GA

Location Map

2086 Paul Walsh Drive
Macon, GA 31206

Demographics	
POPULATION	
5-Minute Drive Time	11,965
10-Minute Drive Time	60,097
15-Minute Drive Time	112,478
AVG. HOUSEHOLD INCOME	
5-Minute Drive Time	\$36,693
10-Minute Drive Time	\$50,595
15-Minute Drive Time	\$68,252

Investment Overview

PROPERTY

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ADDRESS

*2086 Paul Walsh Drive
Macon, GA 31206*

BUILDING SIZE

56,121 SF

LAND SIZE

3.97 AC

NUMBER OF PARCELS

1

NUMBER OF BUILDINGS

1

ASKING RENT

Market Rent: Speak with Agent for Details

PROPERTY HIGHLIGHTS

- Signalized, hard corner location with excellent access and visibility from Eisenhower Pkwy which boasts ±17,850 VPD
- Located within a couple blocks of: Central Georgia Technical College – 8,200+ students | Lowe's, Applebee's, Havertys Furniture | Macon Mall – Currently undergoing a \$42.8MM redevelopment that will include a 10,000-seat amphitheater, a 70,000 SF indoor pickleball area with 32 courts, a library annex, and county offices | There is also a possibility of a casino being a part of the redevelopment
- Large building and lot size | 56,121 SF building on 3.97 acres
- About 1.5 miles from the main retail corridor of the city with tenants such as Sam's Club, Home Depot, Best Buy, Kroger, Party City, ALDI, Legends Fitness, Ross, Staples, Bath & Body Works, among others
- Less than 3 miles from Middle Georgia State University | 8,400+ students





Middle Georgia State University
7,457 students

Central Georgia Tech College
8,140 students

Walmart Supercenter, The Home Depot, ALDI, BEST BUY, ZAXBY'S, Kroger, ROSS DRESS FOR LESS, golden corral, sam's club, Party City, Firestone COMPLETE AUTO CARE

Publix, DOLLAR GENERAL, POPS! LOUISIANA KITCHEN, POPEYES

CVS, TACO BELL

HARBOR FREIGHT

HAVERTY'S discover something you

Applebee's GRILL + BAR

LOWE'S

Firestone COMPLETE AUTO CARE

CARSTAR Collision & Glass Service

Butler Collision

American Car Center

Apparel Authority

Furniture Queen

EISENHOWER PKWY - 17,850 VPD

BRAD WALSH PKWY

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Mercer University
8,926 students



Southwest
Magnet High
790 students

Macon State
Farmers Market

EISENHOWER PKWY - 17,850 VPD



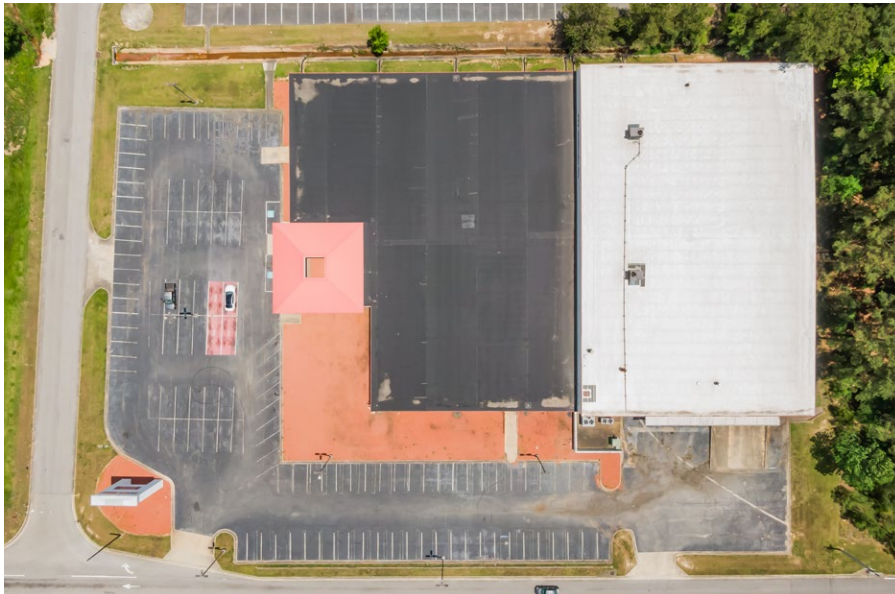
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BRAD WALSH PKWY

Property Photos



Property Photos

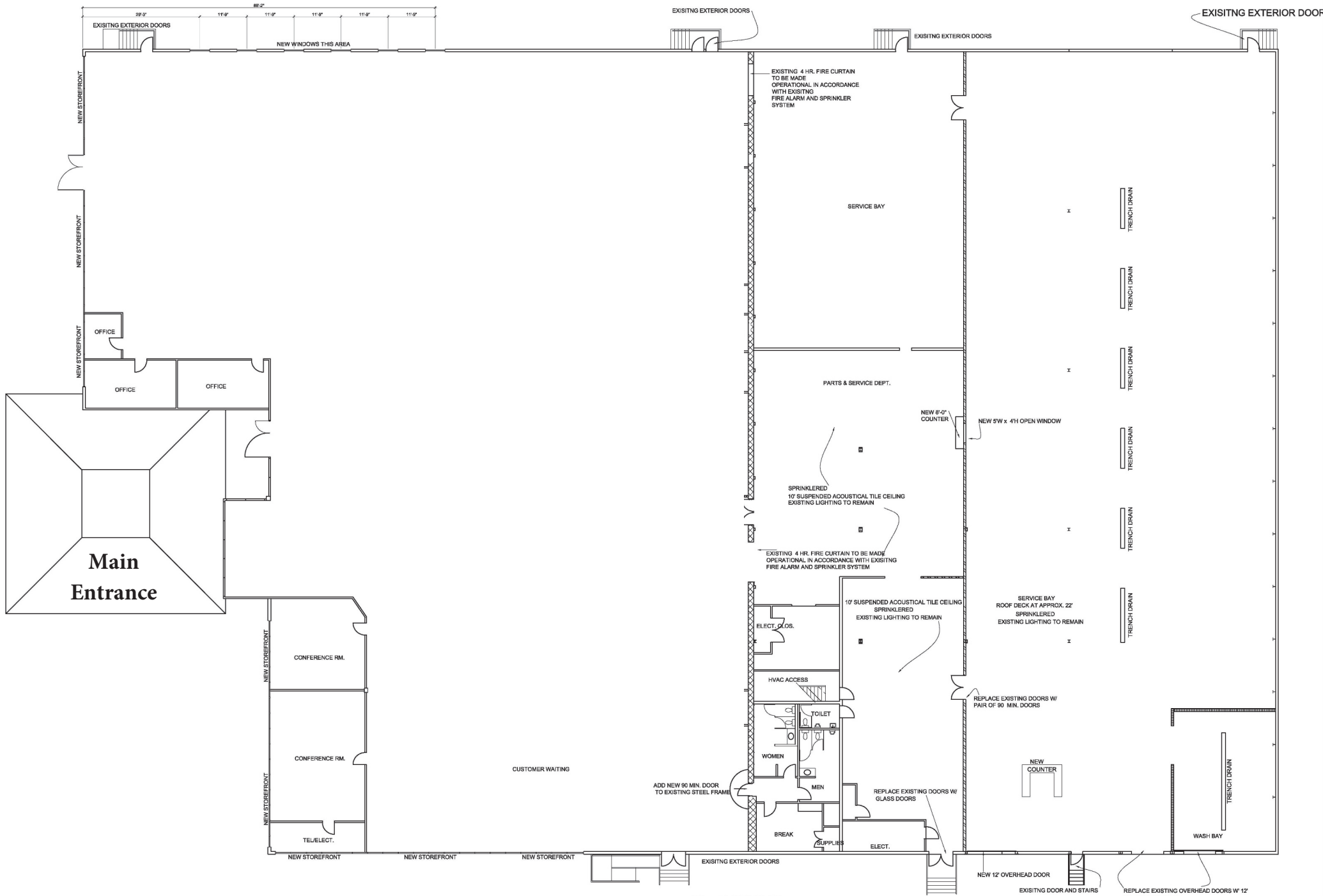




Property Photos



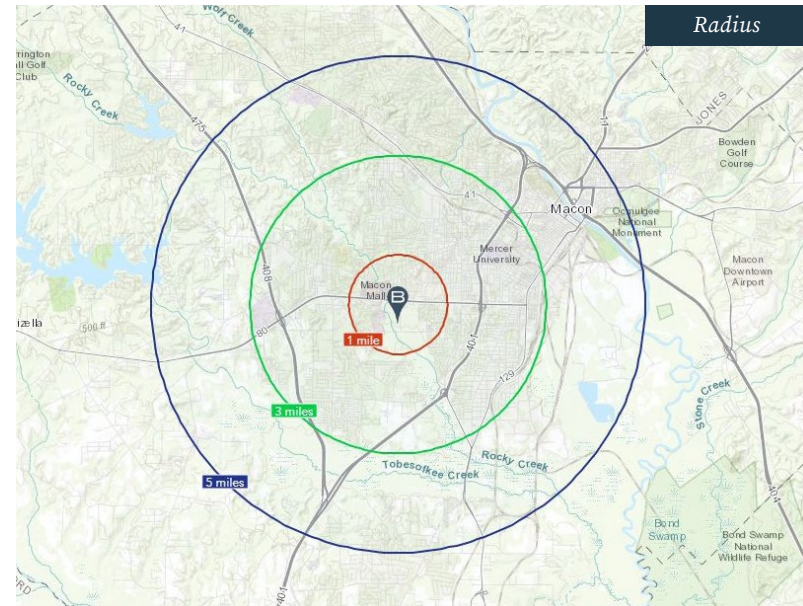
Property Photos



Demographics

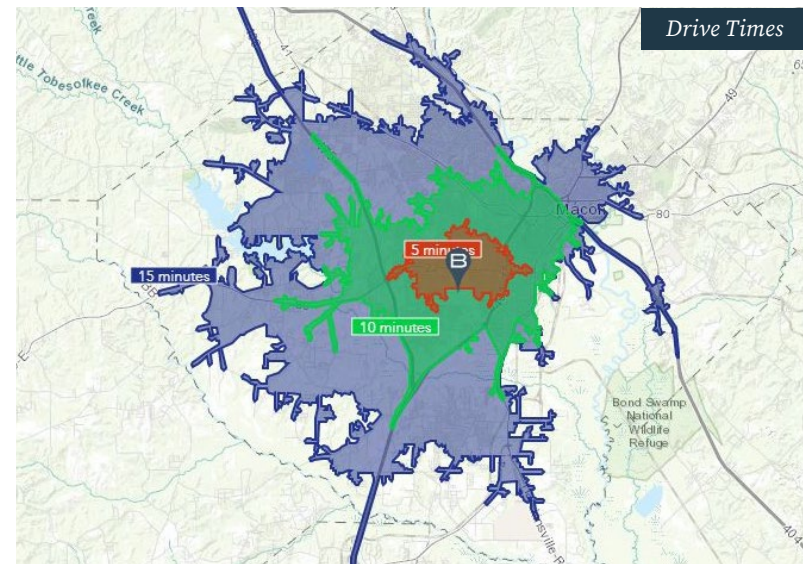
Radius

POPULATION	1-MILE	3-MILE	5-MILE
2027 Projection	5,336	55,803	86,273
2022 Population	5,256	56,041	86,452
2020 Census	5,189	55,958	86,455
2010 Census	5,242	59,694	88,794
2022-2027 Annual Rate	0.30%	-0.09%	-0.04%
2020-2022 Annual Rate	0.57%	0.07%	0.00%
2010-2020 Annual Rate	-0.10%	-0.64%	-0.27%
HOUSEHOLDS			
2027 Total Households	1,993	21,274	34,419
2022 Total Households	1,942	21,219	34,284
2020 Households	1,901	21,117	34,088
2010 Households	1,919	21,753	34,020
2022-2027 Annual Rate	0.52%	0.05%	0.08%
2020-2022 Annual Rate	0.95%	0.21%	0.26%
2010-2020 Annual Rate	-0.09%	-0.30%	0.02%
2022 AVG. HH INCOME	\$36,581	\$49,096	\$63,142



Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2027 Projection	12,129	59,841	112,045
2022 Population	11,965	60,097	112,478
2020 Census	11,761	60,151	112,616
2010 Census	12,799	63,009	113,879
2022-2027 Annual Rate	0.27%	-0.09%	-0.08%
2020-2022 Annual Rate	0.77%	-0.04%	-0.05%
2010-2020 Annual Rate	-0.84%	-0.46%	-0.11%
HOUSEHOLDS			
2027 Total Households	4,733	23,551	44,653
2022 Total Households	4,620	23,493	44,554
2020 Households	4,529	23,382	44,367
2010 Households	4,848	23,501	43,768
2022-2027 Annual Rate	0.48%	0.05%	0.04%
2020-2022 Annual Rate	0.89%	0.21%	0.19%
2010-2020 Annual Rate	-0.68%	-0.05%	0.14%
2022 AVG. HH INCOME	\$36,693	\$50,595	\$68,252





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