

INVESTMENT OPPORTUNITY
Income-Producing Retail/Office Property
689 & 691 North Avenue, Macon, GA 31211



Summary

Area Info

Photos

Aerial

Site Map



REDUCED PRICE: \$325,000 | ~~SALE PRICE: \$450,000~~

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 689 & 691 North Avenue
Macon, GA 31211

County: Bibb

Total Size: 5,300 SF

Tenancy: Chiro Time Clinics - 2,700 SF
Available - 2,600 SF (divisible)

Utilities: All available

Parking: Ample (rear & side)

Traffic Count: Gray Highway - 36,600 VPD
1-16 @ Spring Street - 93,000 VPD

SITE

Site Size: 689 North Avenue - 0.27 Acres
691 North Avenue - 0.2 Acres

Parcel IDs: 689 North Avenue - R071-0074
691 North Avenue - R071-0073

Zoning: C-4

Taxes: \$3,645.79 (2025 est.)

**Located in the
Federal Opportunity Zone**

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NOTES

Excellent opportunity to acquire a well-located income-producing property in one of Macon's highest traffic retail/commercial corridors. Building can function as a two- or three-tenant property, offering flexibility for investors or owner-users. New five-year lease with Chiro Time Clinics in place and build-out is in progress, providing stable income upon completion. Remaining space is divisible, and ideal for owner occupancy or additional lease-up for increased cash flow.

LOCATION

Situated in the high-traffic North Avenue/Gray Highway corridor, within sight of I-75/I-16 interchange. Convenient to Downtown Macon, with excellent visibility and accessibility. Neighbors include Kroger, El Sombrero, Wendy's, McDonald's, Arby's, Hardee's, O'Reilly Auto Parts, and QuikTrip.

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INVESTMENT HIGHLIGHTS

- Price reduced from \$450,000 to \$325,000
- New long-term lease provides income stability
- Upside through leasing remaining space
- Flexible layout for investor or owner-user
- High-visibility location near interstate traffic

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	5,582	37,053	77,785
Avg HH Income	\$59,874	\$57,994	\$64,446
Median Age	34.8	34.7	35.4



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689 North Avenue

2,700 SF Building

Chiro Time Clinic, Buildout in Progress



691 North Avenue

2,600 SF Building

Can be divided into two 1,300 SF suites. Ideal for mobile phone/wireless store, finance or lending company, insurance or professional office, and general retail or service-oriented business.

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AERIAL



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