

FOR SALE

\$600,000



Prime commercial site in North Macon's most active corridor.

4849 Mercer University Drive Macon, GA 31210

Property Description

4849 Mercer University Drive presents a stabilized investment opportunity in one of Macon's highest-traffic commercial corridors. The property consists of approximately 3,136 square feet situated on a 0.33-acre lot with strong frontage along Mercer University Drive, benefiting from approximately 21,700 vehicles per day and excellent visibility.

The building is currently operating as fully built-out salon suites, providing immediate income and an established tenant base.

This offering is structured as a sale with a leaseback. The current owner will execute a five-year lease at \$5,700 per month plus utilities, providing stable income and reduced transition risk for the new owner. With landlord expenses limited and utilities passed through, this structure offers a clean, straightforward income stream in a high-exposure location.

Positioned within a well-established commercial node in North Macon, the property benefits from strong surrounding retail, service, and office uses, convenient access to major thoroughfares, and ample on-site parking. 4849 Mercer University Drive combines stabilized income, built-in occupancy, and long-term visibility in one of the area's most active commercial corridors.

Property Highlights

<ul style="list-style-type: none">• High visibility on a major commercial corridor	<ul style="list-style-type: none">• Easy client access
<ul style="list-style-type: none">• Flexible floor plan adaptable to multiple layouts	<ul style="list-style-type: none">• Prominent signage potential
<ul style="list-style-type: none">• Strong surrounding retail and service mix	

Property Details

Price	\$600,000.00	Zoning	PDR (Planned Development Residential)
Lot Size	Approximately 3,150 SF	Type	Retail



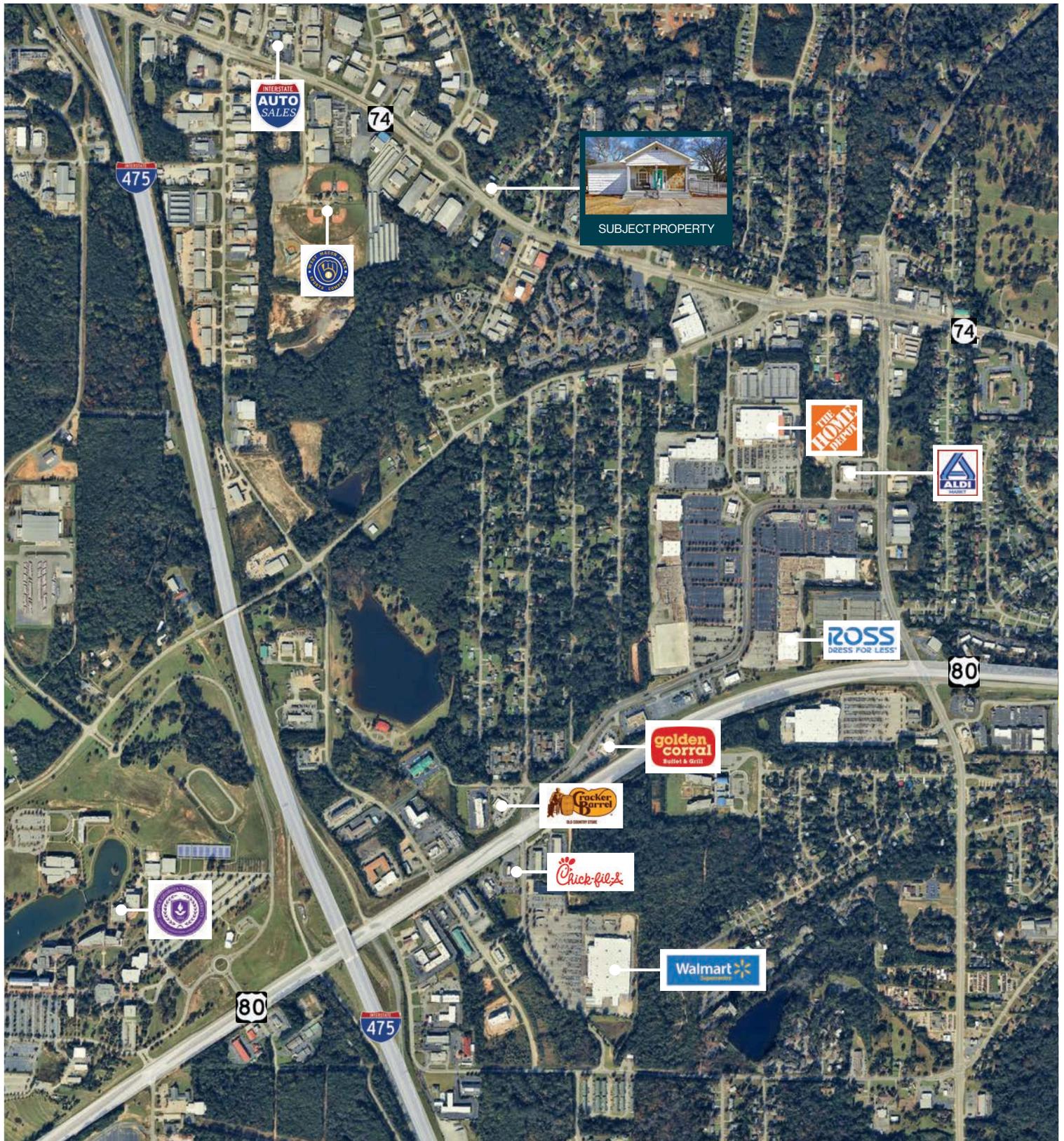
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Each Office Is Independently Owned and Operated.

Surrounding Businesses & Anchors



Exterior & Floor Plan



FLOOR PLAN CREATED BY CUBICKQA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Interior Images

