

# FOR SALE

## COMMERCIAL LAND ON HIGH-TRAFFIC MACON ROAD

6681 Macon Road Columbus, GA 31907



### OFFERING SUMMARY

Sale Price:	\$349,000
Lot Size:	2 Acres
Zoned:	General Commercial

### PROPERTY OVERVIEW

This 2.0± acre parcel on high-visibility Macon Road in Columbus, Georgia, offers outstanding potential for development. Zoned General Commercial, the property provides the flexibility to accommodate a wide variety of business uses.

Ideally situated near Columbus' premier industrial park and well-established residential neighborhoods, the site benefits from strong commuter traffic and a built-in local customer base—making it a prime location for retail, office, or light industrial development.

**Tripp Crawford**  
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### PROPERTY HIGHLIGHTS

- 2.0± acre parcel located on high-visibility Macon Road
- Zoned General Commercial – allows for a wide range of business uses
- Ideal for retail, office, or light industrial development
- Strategically positioned near: Columbus' premier industrial park & established residential neighborhoods

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	240	727	3,067
Total Population	531	1,576	6,379
Average HH Income	\$90,115	\$87,777	\$83,018

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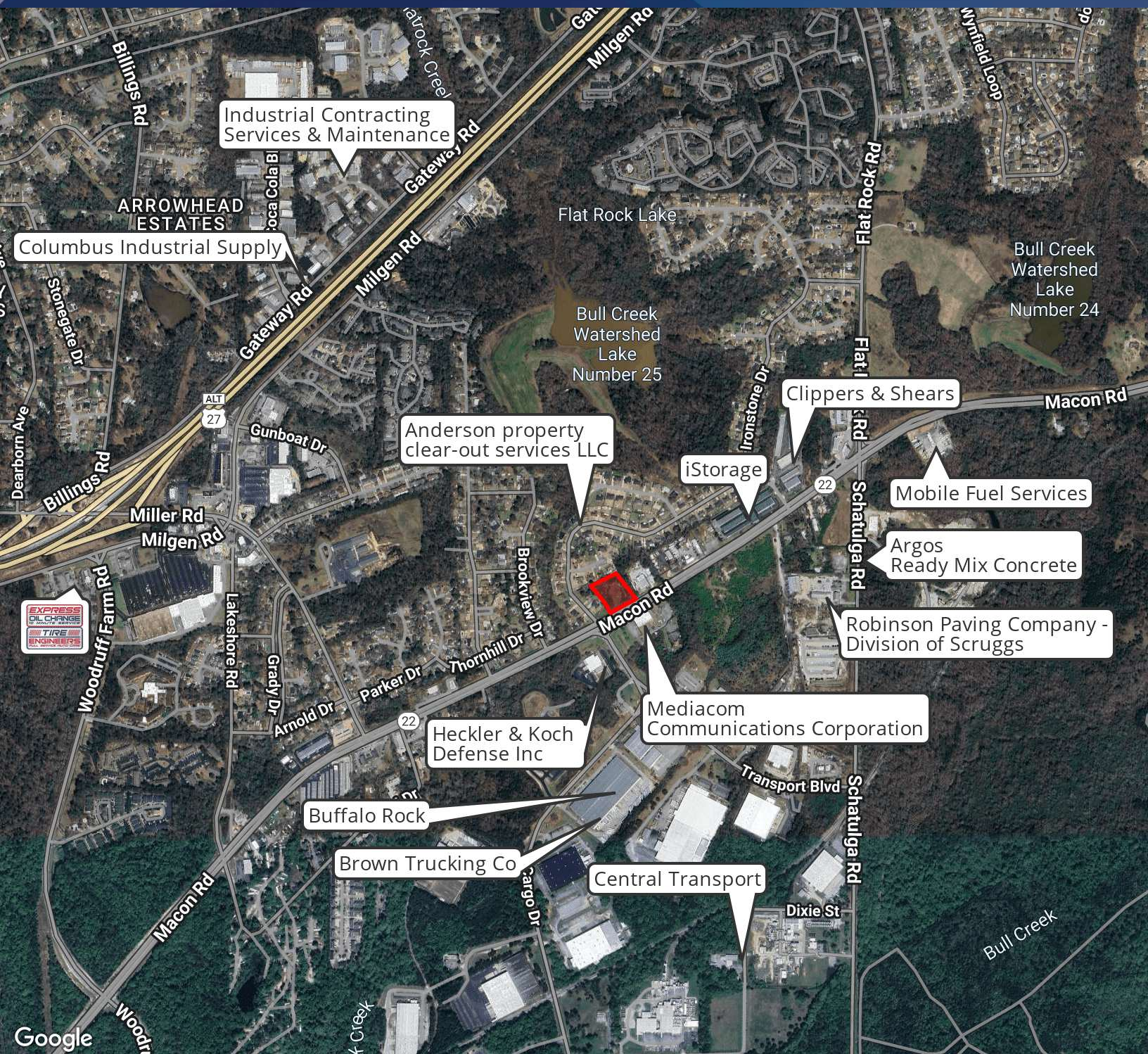


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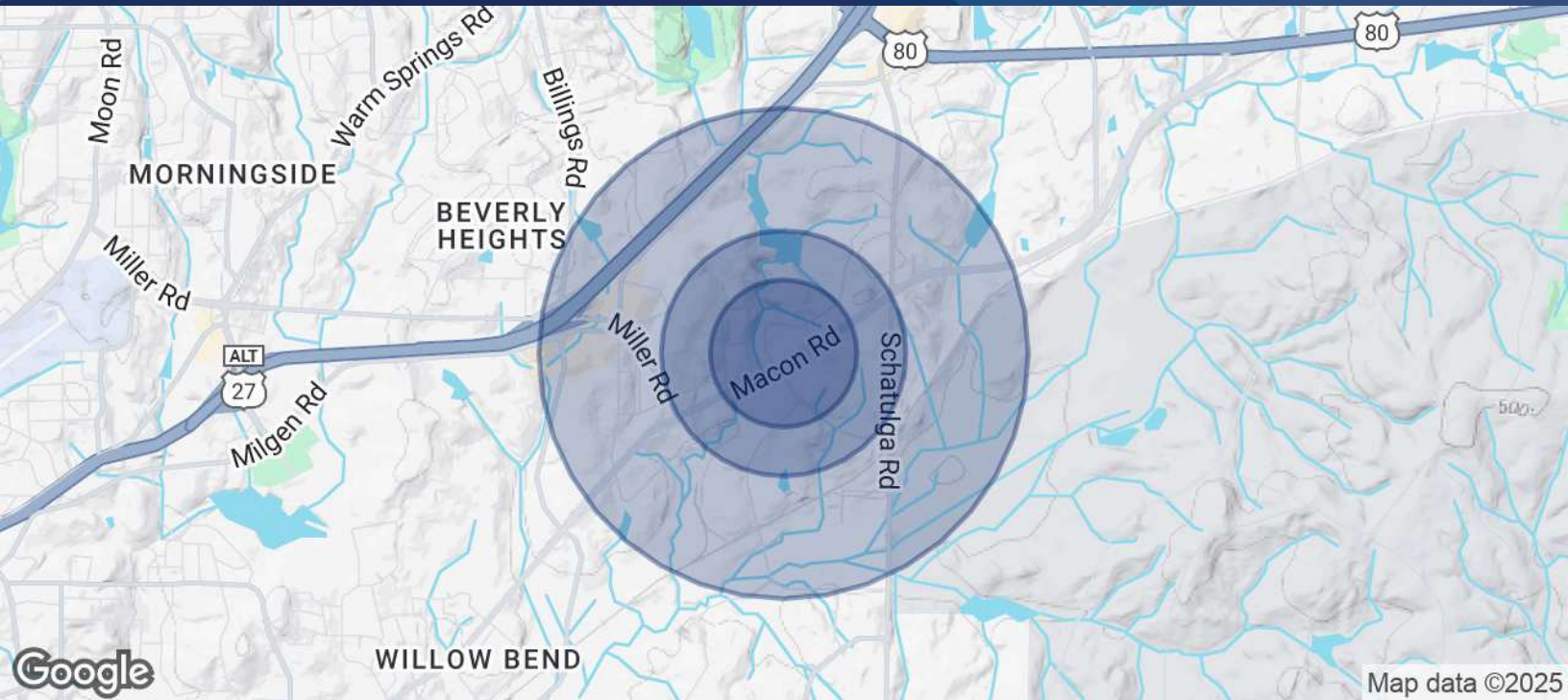
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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	531	1,576	6,379
Average Age	38	38	36
Average Age (Male)	37	37	34
Average Age (Female)	39	39	38

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	240	727	3,067
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$90,115	\$87,777	\$83,018
Average House Value	\$179,091	\$184,310	\$219,665

Demographics data derived from AlphaMap

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