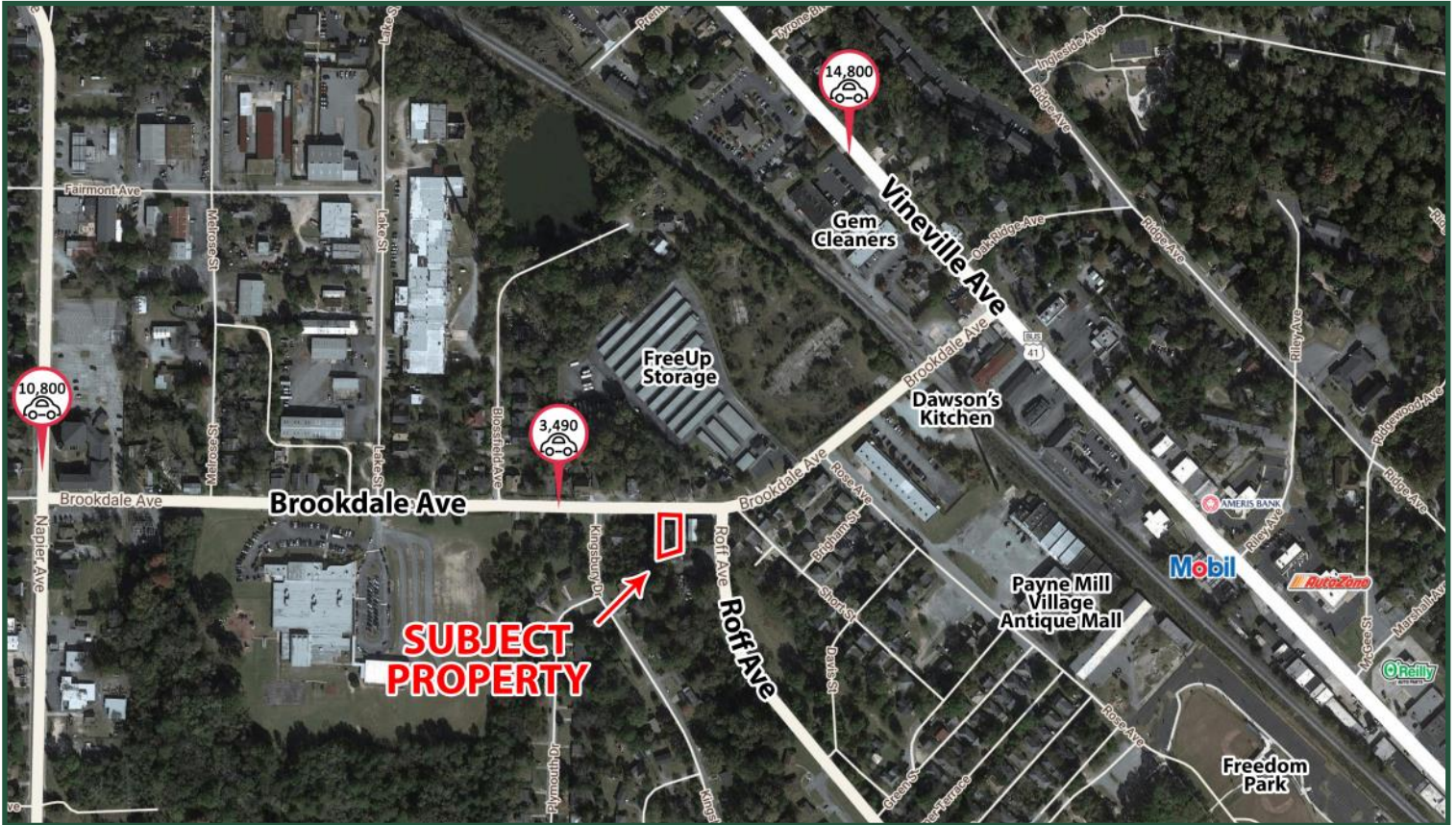


FOR SALE - 0.15 Acre Lot
 3524 Brookdale Avenue
 Macon, GA 31204



Lot Size: 0.15 AC
Utilities: All Available
Zoning: C-1 (Neighborhood Commercial District)
Topography: Flat
Traffic Count: Brookdale Ave - 3,490 VPD
 Vineville Ave - 14,800 VPD
 Napier Ave - 10,800 VPD

Location: Just off corner of Roff Avenue and Brookdale Avenue, with easy access to Vineville Avenue.

Nearby Businesses: Family Dollar, Walgreens, Circle K, AutoZone.

Notes: Property is fenced and can be purchased with the 1,440 SF building that sits adjacent to the lot and can be used for parking. Property already has a curb cut.

2023 Demographics	1 Mile	3 Miles	5 Miles
Population	6,845	49,656	102,307
Median Age	34.3	35.8	36.1
Average HHI	\$79,996	\$72,088	\$71,703

Sale Price: \$47,000
~~**Sale Price: \$60,000**~~

**FOR MORE
 INFORMATION
 CONTACT**

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