



Single-Level Medical Office
FOR SALE

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Executive Summary



Bull Realty is pleased to present a commercial office opportunity in Gray, GA. The property at 247 Lana Drive consists of two separate suites, each approximately 2,304 SF, offering a total of $\pm 4,608$ SF. The right side of the building has been fully built-out and was recently renovated in Spring/Summer 2023. This suite was previously occupied by Georgia Pain and Behavioral Medical Clinic, providing a fully functional, modern space ideal for a variety of medical or office uses. The left side of the building remains in a grey-shell condition, offering flexibility for customization to suit a wide range of business needs.

In addition, 248 Lana Drive, a contiguous parcel of approximately 1.55 acres, is included in the sale. This land is currently raw and offers ample development potential, with all utilities available on-site.

Both properties are zoned C-2 General Commercial District, which supports a wide array of permitted and conditional uses, making this an excellent opportunity for businesses seeking visibility and flexibility in a growing commercial area.

- $\pm 4,608$ SF freestanding medical/office building
- ± 3.12 total acres (± 1.55 AC is raw)
- Building flexible for single or multi-tenant use
- Zoned C-2 General Commercial District
- Built/Renovated: 2005/2023
- Close proximity to Publix, Ace Hardware, several QSR's, and award-winning Schools: K9-12

This property is also available for lease.
[Click here to view the lease flyer.](#)



Property Overview



GENERAL:

ADDRESS:	247 & 248 Lana Drive Macon, GA 31032
COUNTY:	Jones

FINANCIAL:

SALE PRICE:	\$575,000
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BUILDING:

BUILDING SIZE:	±4,608 SF
YEAR BUILT:	2005
YEAR RENOVATED:	2023
NUMBER OF FLOORS:	1
ZONING:	C-2 General Commercial District
TENANCY:	Flexible
PARCEL ID:	0037C-050-009
INGRESS/EGRESS POINT:	1
SIGNAGE:	Monument sign
PERMITTED USES:	Medical, After-School Program Center, Ambulance Services, Real Estate Agency, Insurance Agency, Financial Institutions, Med-Spa

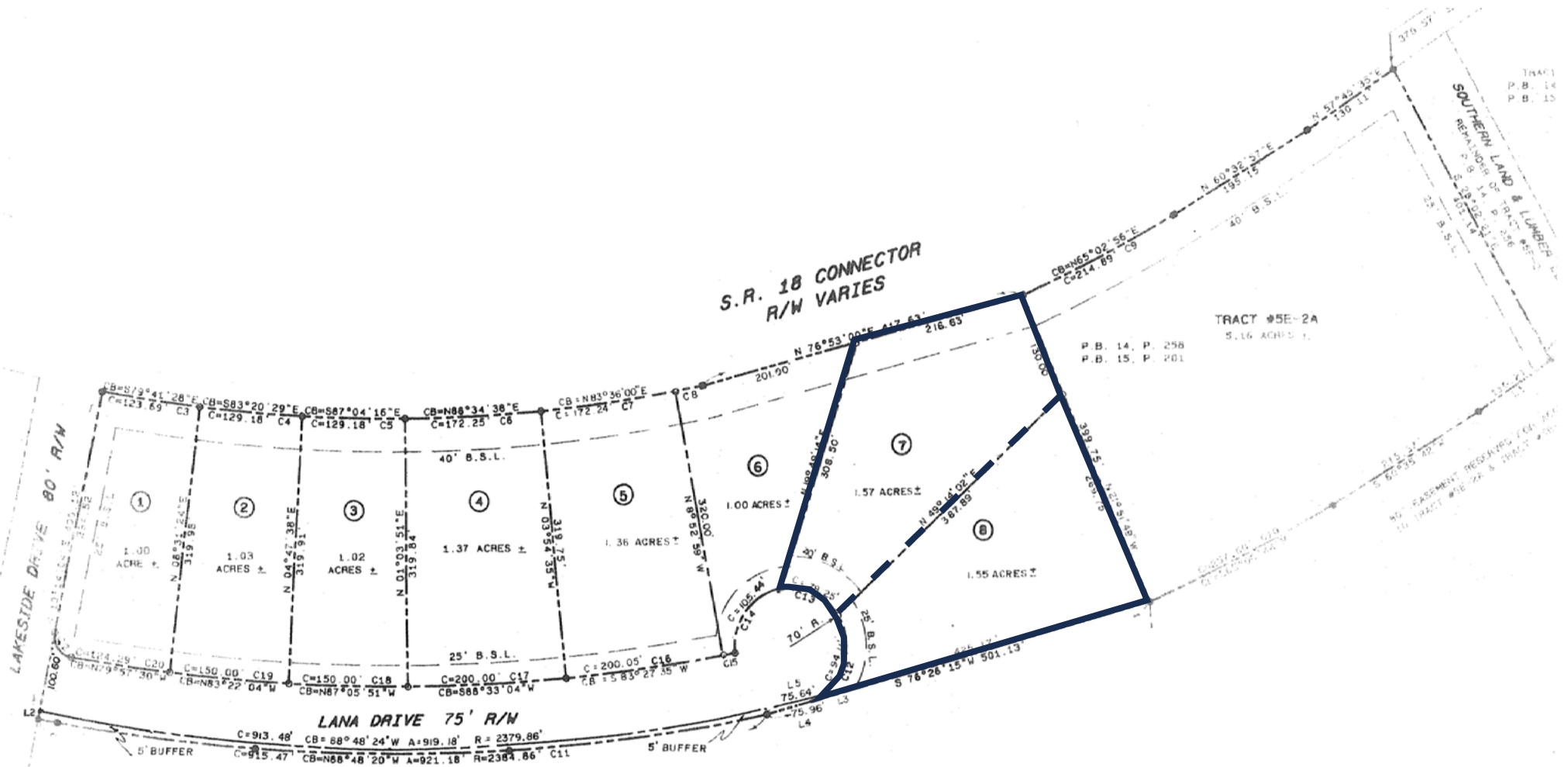
PROPERTY FEATURES:

FOUNDATION:	Concrete Slab (needs repairing)
INTERIOR/EXTERIOR WALLS:	Sheetrock/Brick
ROOF:	Shingle
ELECTRIC:	Separately metered
WATER:	Well & public sewage
TOPOGRAPHY:	Rolling

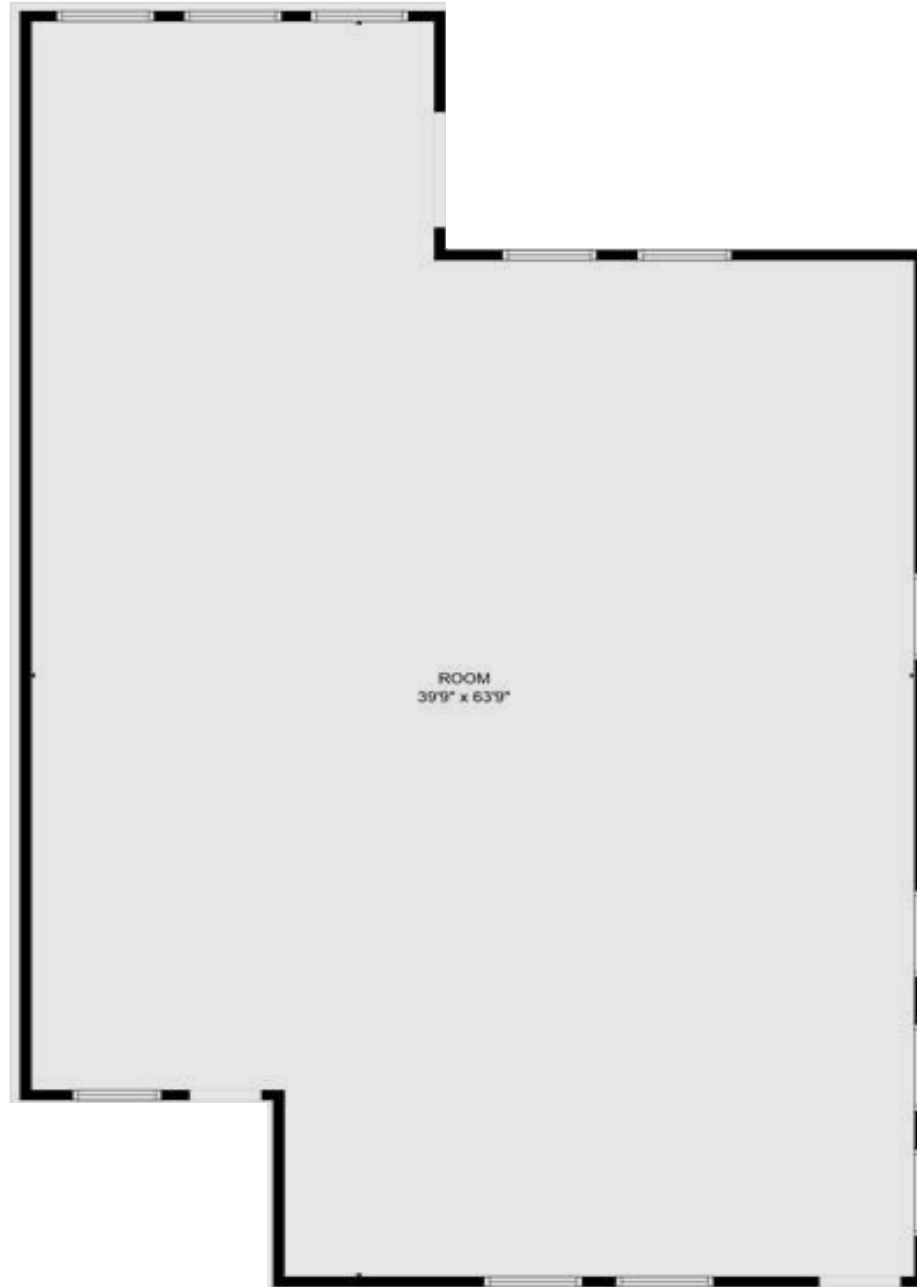
SITE:

SITE SIZE:	±3.12 Acres
CONTIGUOUS SITE:	±1.55 Acres
PARCEL ID:	J38 00 318A (Bldg.)
PARCEL ID:	J45 00 444 (Contiguous Site.)
PARKING SPACES:	27

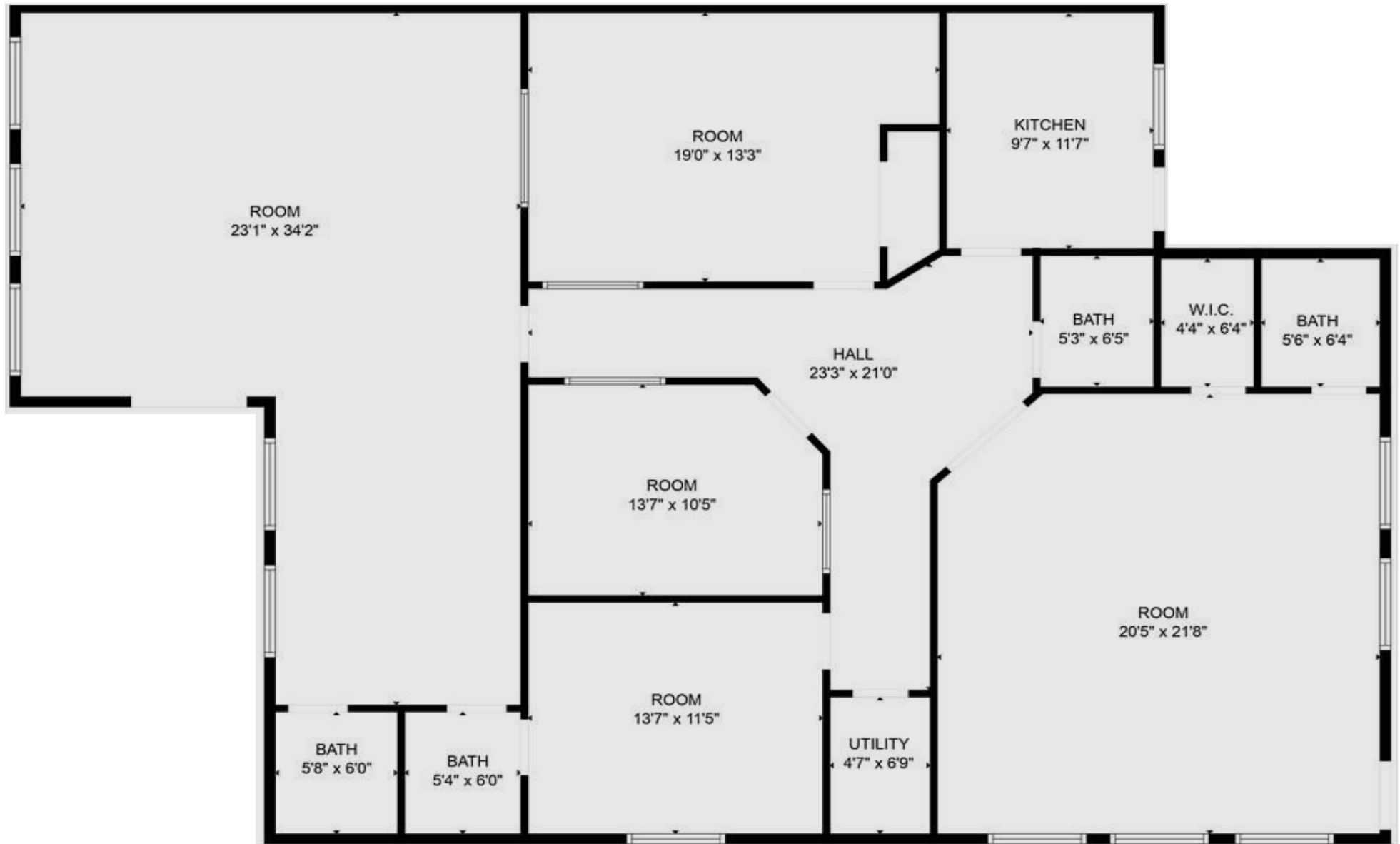
Survey



Floor Plan- Suite A



Floor Plan- Suite B







In The Area



DINING/RESTAURANTS



SHOPPING/RETAIL



DOWNTOWN GRAY



3,500 VPD

SUBJECT PROPERTY

BILL CONNECTOR PARKWAY

In The Area - A Closer Look



About the Area

Gray, Georgia, is a city located in central Georgia, serving as the county seat of Jones County. With a population of around 3,500 people, it has a rural, close-knit community atmosphere. Gray is known for its historic charm, with buildings that reflect the area's Southern heritage. The city is conveniently situated about halfway between Atlanta and Macon, making it a strategic point for travelers passing through the region.

Gray has several local businesses, schools, and parks, offering a quiet, small-town lifestyle while being near larger urban centers. The area has a rich agricultural history, and local events often center around community gatherings, festivals, and outdoor activities. The city is also home to Jones County's government and is an integral part of the region's culture and history.

Overall, Gray offers a blend of Southern tradition, community spirit, and a peaceful setting, with easy access to nearby cities for work or leisure.



Gray, GA - Key Reasons to Invest



1. Economic Growth and Job Market

Gray boasts a robust future job growth rate of 38.7% over the next decade, surpassing the national average of 33.5%. This positive trend is a strong indicator of the city's economic resilience and potential for job creation, which is crucial for sustaining investment properties and businesses.

The city's unemployment rate is notably low at 3.0%, compared to the national average of 6.0%, showcasing a stable local economy with a strong labor market.

2. Affordable Cost of Living

Gray offers a cost of living that is significantly below the national average. For instance, the average rent for a two-bedroom apartment is around \$960 per month, while the U.S. average stands at \$1,430. This affordability, combined with a Grocery Cost Index of 94 (where the national average is 100), makes Gray an attractive location for families and individuals looking to relocate.

3. Quality of Life and Community

Gray and the surrounding Jones County area are known for their charming small-town atmosphere with the convenience of being close to larger cities like Macon. This blend of rural and urban amenities attracts residents looking for a quieter lifestyle without sacrificing access to services and job opportunities.

The region is investing in community enhancements, including affordable housing initiatives, entrepreneurial ecosystem support, and workforce development programs, which are set to improve the quality of life and attract more residents and businesses.

4. Strategic Location and Infrastructure

Gray's strategic location near major transportation routes offers easy access to larger markets in Georgia. The area's focus on improving digital infrastructure, such as expanding broadband access, makes it appealing for remote work and tech-related industries.

Additionally, local businesses like Gray Fish Hatchery and Red Brick Farm Equipment highlight a diverse economic base, supporting both agriculture and retail sectors, which adds to the community's economic stability.

5. Real Estate Potential

Given the projected job growth and relatively low property costs, there is significant potential for appreciation in real estate values. Whether you're looking to invest in residential properties, commercial real estate, or mixed-use developments, Gray offers an advantageous market for both short-term and long-term investments.

Investors can benefit from favorable tax rates, with a local sales tax of 7.0%, slightly below the U.S. average of 7.3%, which can further enhance profitability.

Demographic Overview

Gray, Georgia



POPULATION

1 MILE	5 MILES	15 MILES
2,848	12,200	127,644



HOUSEHOLDS

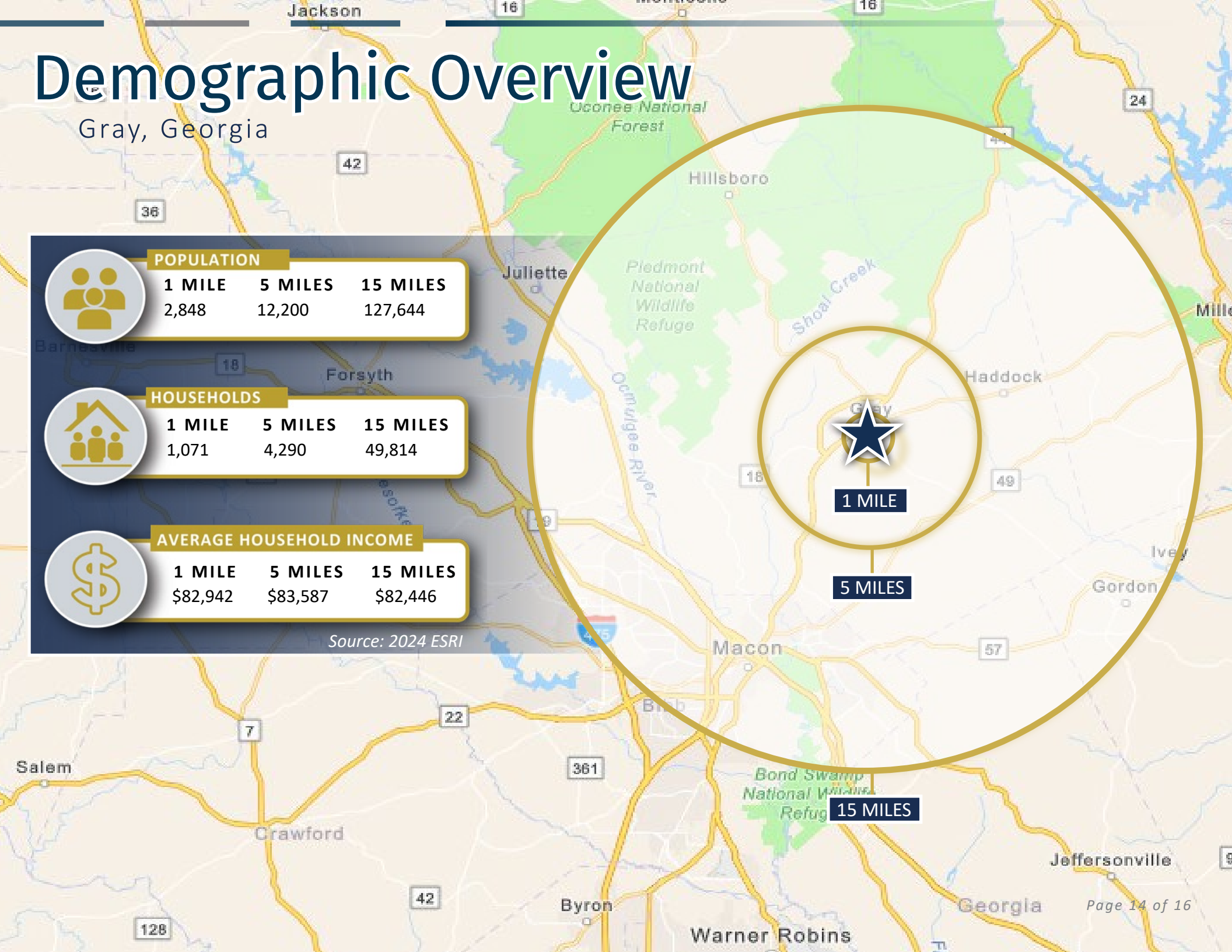
1 MILE	5 MILES	15 MILES
1,071	4,290	49,814



AVERAGE HOUSEHOLD INCOME

1 MILE	5 MILES	15 MILES
\$82,942	\$83,587	\$82,446

Source: 2024 ESRI



Broker Profile



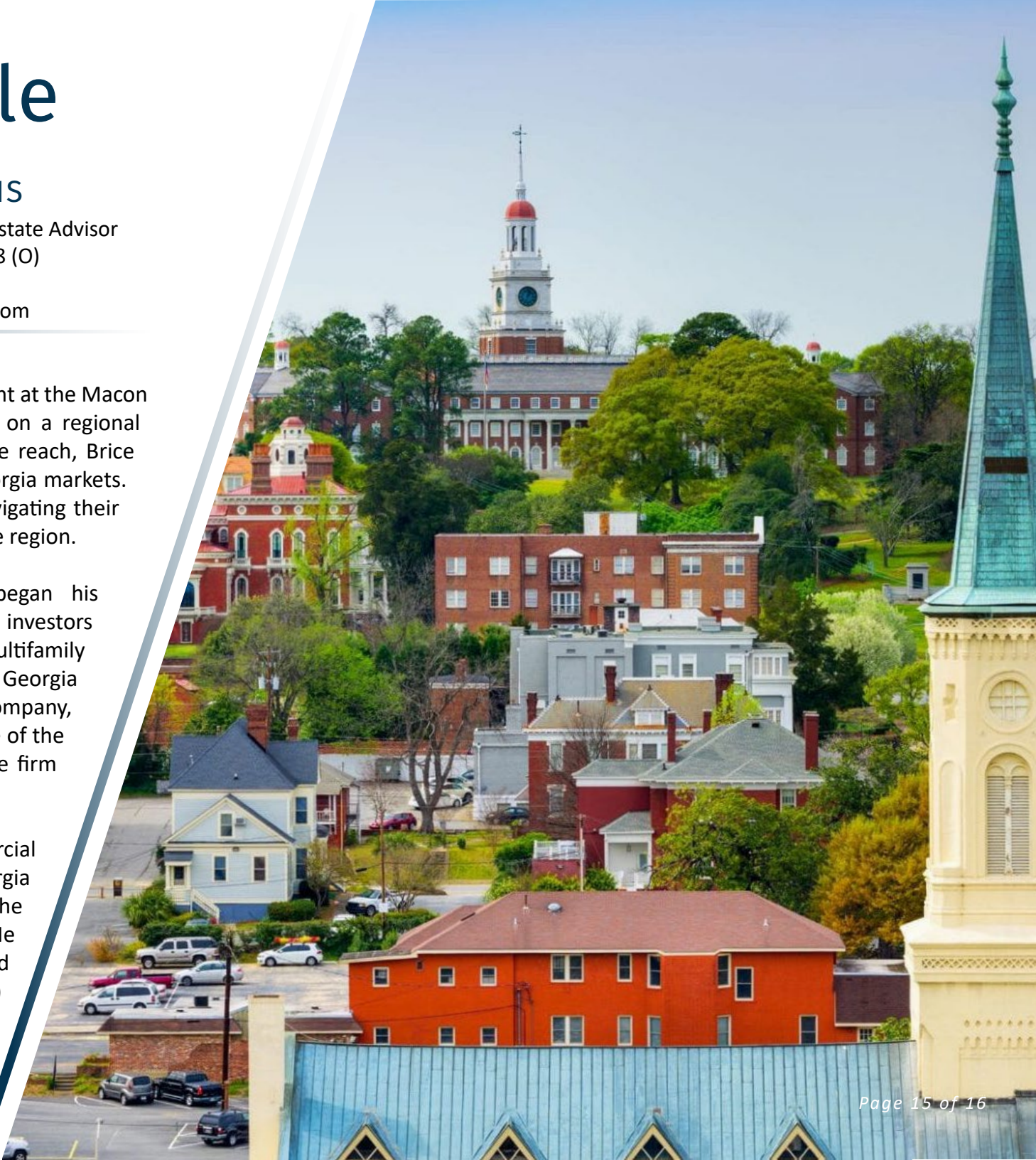
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Brice Burns holds the title of Vice President at the Macon Office, where he represents Bull Realty on a regional level. Leveraging Bull Realty's nationwide reach, Brice assists clients in the Central & South Georgia markets. He serves as an advocate for clients, navigating their diverse commercial needs throughout the region.

Prior to Joining Bull Realty, Brice began his commercial real estate career assisting investors with the acquisition and disposition of multifamily assets throughout all Central & South Georgia markets before joining Fickling & Company, where he quickly went on to become one of the top producing commercial agents for the firm within his first two years of joining.

Brice is a member of the Atlanta Commercial Board of Realtors (ACBR), Middle Georgia Association of Realtors (MGAR), and the National Association of Realtors (NAR). He is actively working towards the Certified Commercial Investment Member (CCIM) designation, serves as an ambassador for the Greater Macon Chamber of Commerce, and is a proud Eagle Scout.



ABOUT BULL REALTY

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 27 years in business.

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27
YEARS IN
BUSINESS



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ATLANTA, GA



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8
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STATES

