

# FOR SALE

**6945 MACON RD**

Columbus, GA 31907



**SALE PRICE**

**\$460,000**

**Carson Cummings**

(706) 289-2468

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## PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Columbus, GA. This distinctive property features a well-maintained 1,189 SF building, ideally suited for a range of uses. With a desirable location in the Columbus area, the property offers the potential for exceptional visibility and access. Zoned GC, the site provides the flexibility for various ventures, making it an appealing prospect for investors. Built in 1968, the property exudes character and potential for creative redevelopment or expansion.

## PROPERTY HIGHLIGHTS

- 4.37 acres of Land with a 1,189 SF building
- Zoned GC
- Great location with excellent visibility

## OFFERING SUMMARY

Sale Price:	\$460,000
Number of Units:	1
Lot Size:	4.37 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	111	265	2,961
Total Population	276	656	6,220
Average HH Income	\$91,440	\$92,635	\$90,175

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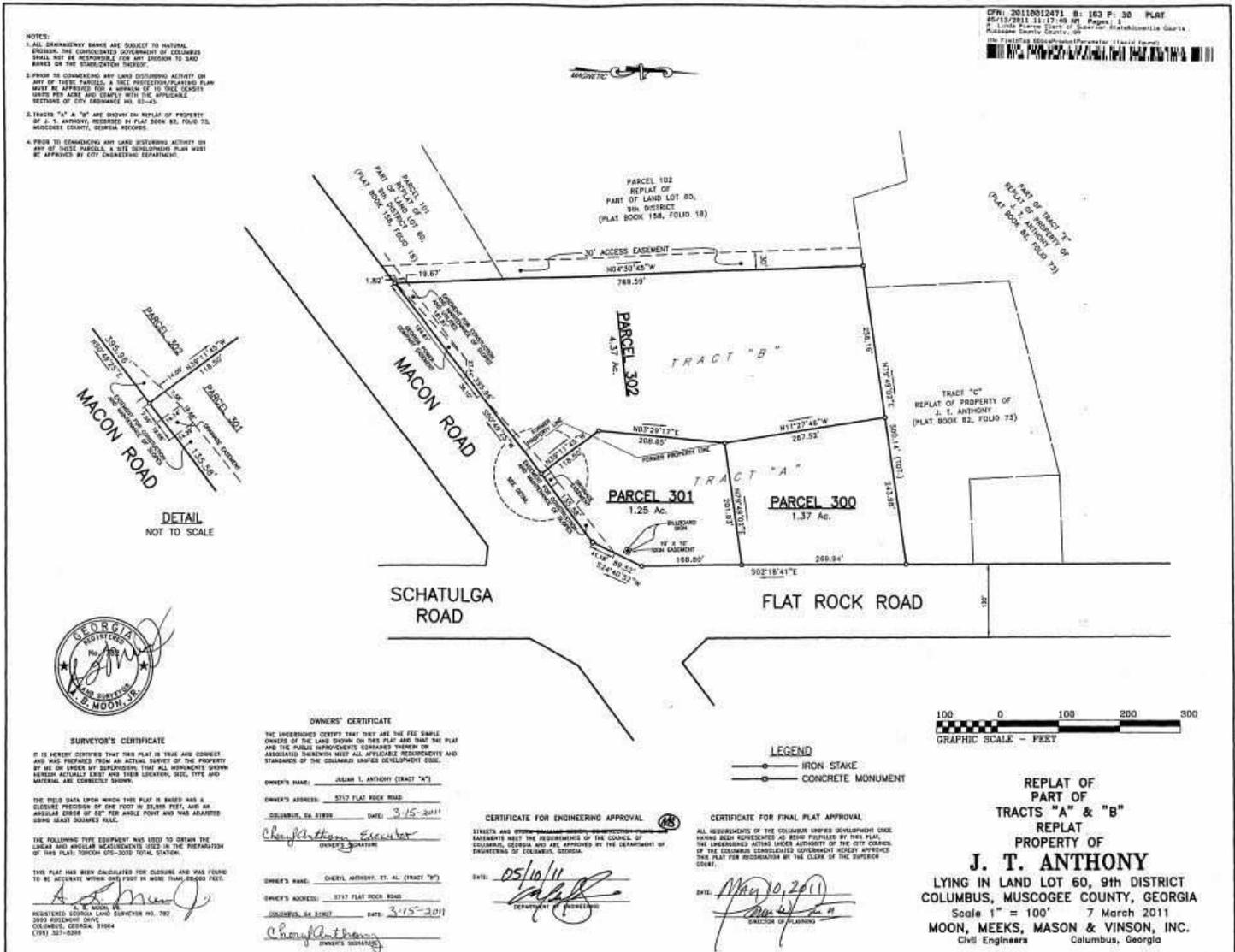


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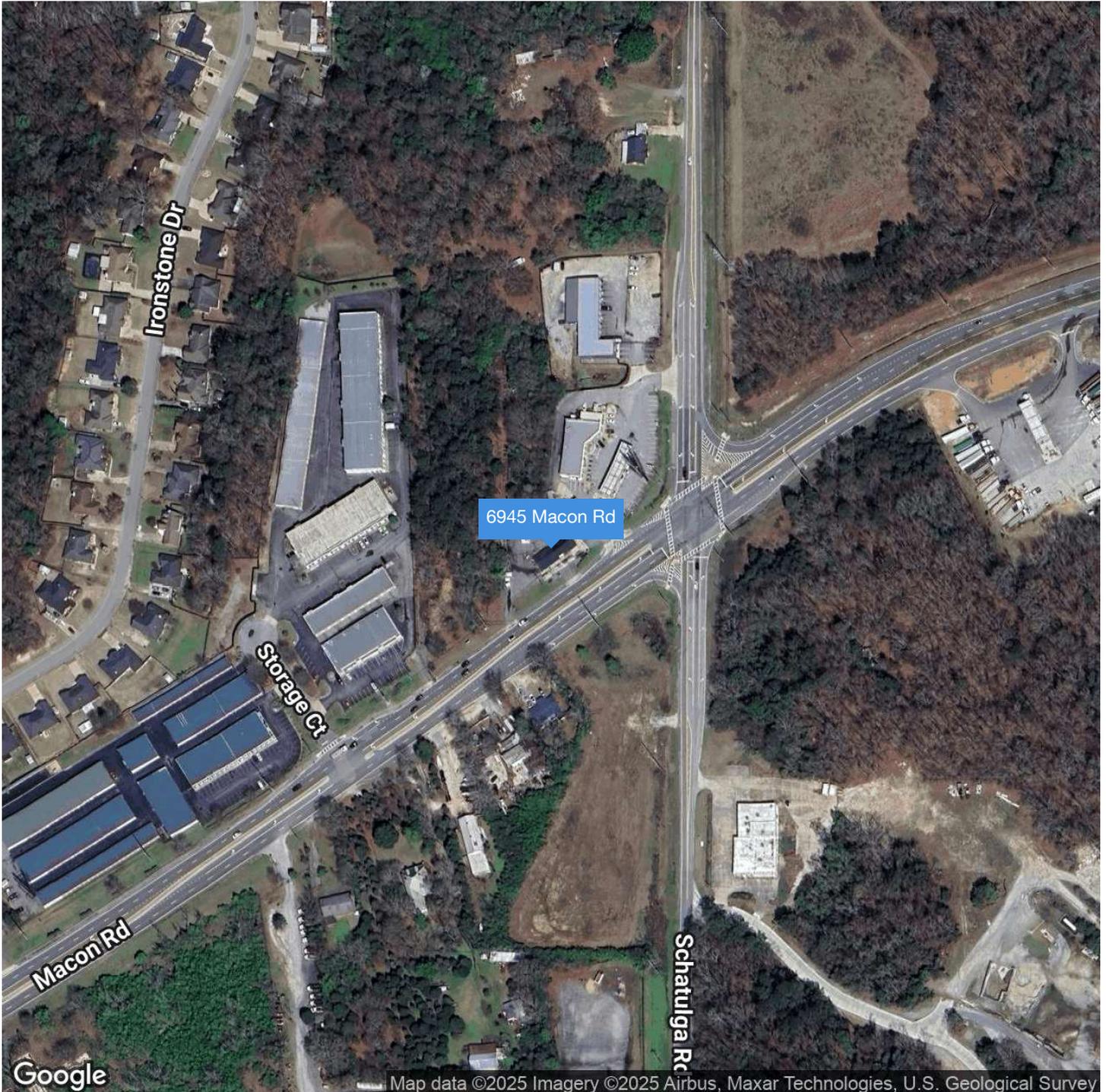


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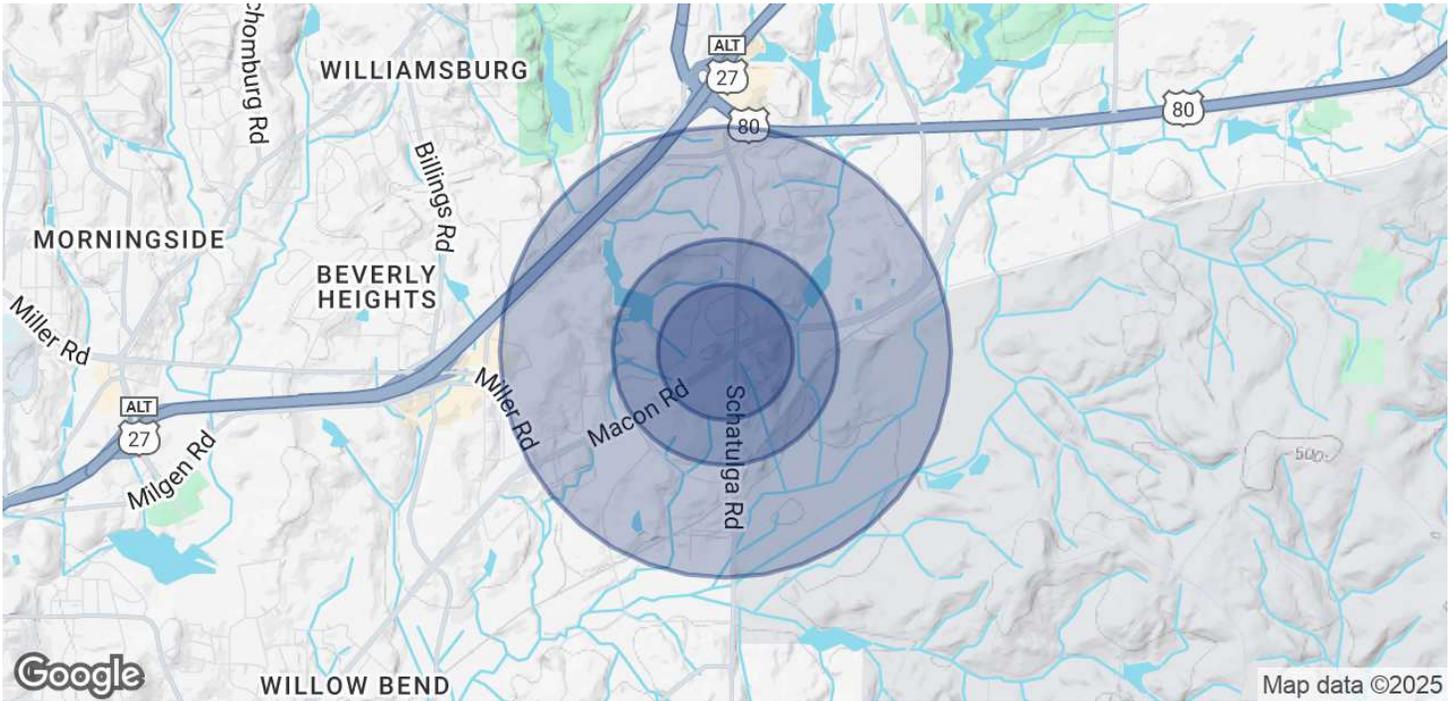


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## POPULATION

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Population	276	656	6,220
Average Age	42	42	36
Average Age (Male)	40	40	35
Average Age (Female)	43	43	38

## HOUSEHOLDS & INCOME

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Households	111	265	2,961
# of Persons per HH	2.5	2.5	2.1
Average HH Income	\$91,440	\$92,635	\$90,175
Average House Value	\$242,920	\$243,848	\$233,477

Demographics data derived from AlphaMap

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