

**FOR SALE OR LEASE**  
**Commercial Building with Attached Open Air Garage**  
**722 Martin Luther King Jr Boulevard**  
**Macon, Ga 31201**



Summary

Area Info

Photos

Aerial

Site Map



**SALE PRICE: \$450,000.00**  
**LEASE PRICE: \$3,200.00/mo**

**CONTACT**

**Joseph Bowen**  
478-746-9421 Office  
478-538-6026 Cell  
jbowen@fickling.com

**Larry E Crumbley, CCIM, SIOR, CPM**  
478-746-9421 Office  
478-737-3381 Cell  
lcrumbley@fickling.com



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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 722 Martin Luther King Jr Boulevard  
Macon, GA 31201

**County:** Bibb

**Total Size:** 3,131 SF – Building  
Approx. 1,700 SF – Attached Open-Air Garage

**Utilities:** Water, Sewer, & Electricity Available

**Year Built:** 1954 – Actual  
1970 – Effective

**Parking:** Small Paved Lot  
6-7 Spaces

**Traffic Count:** MLK Jr Boulevard – 20,978 VPD  
5<sup>th</sup> Street – 1,709 VPD

**Uses:** Great Development Opportunity! Possible uses Convenient Store, Wholesale Distribution, or Showroom/Storage

### SITE

**Site Size:** 0.23 Acres

**Parcel ID:** R081-0073

**Zoning:** CBD-2

**Frontage:** 100± ft on MLK Jr Boulevard

**Property Taxes:** \$540.75 (Est. 2023)

Demographics 2023	1 Mile	3 Miles	5 Miles
Population	5,522	38,713	81,406
Avg HH Income	\$60,898	\$47,542	\$59,038
Median Age	40.3	36.8	36.4

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### NOTES

Former 3,131 SF Convenient Store. Property has an attached open-air garage approximately 1,700 SF. Second floor has been converted into an office space.

### LOCATION

Conveniently located on Martin Luther King Jr Boulevard in Downtown Macon. Property is approximately 1± mile from Interstate 16 and 1.2± miles from Interstate 75. Surrounding neighbors include Atrium Health Navicent, Wilson Bryant Heating & Air, Broadway Lofts, Henderson Chemical, Macon/Bibb Co Water Authority, Unique II, Department of Family & Children's Services, and many others.



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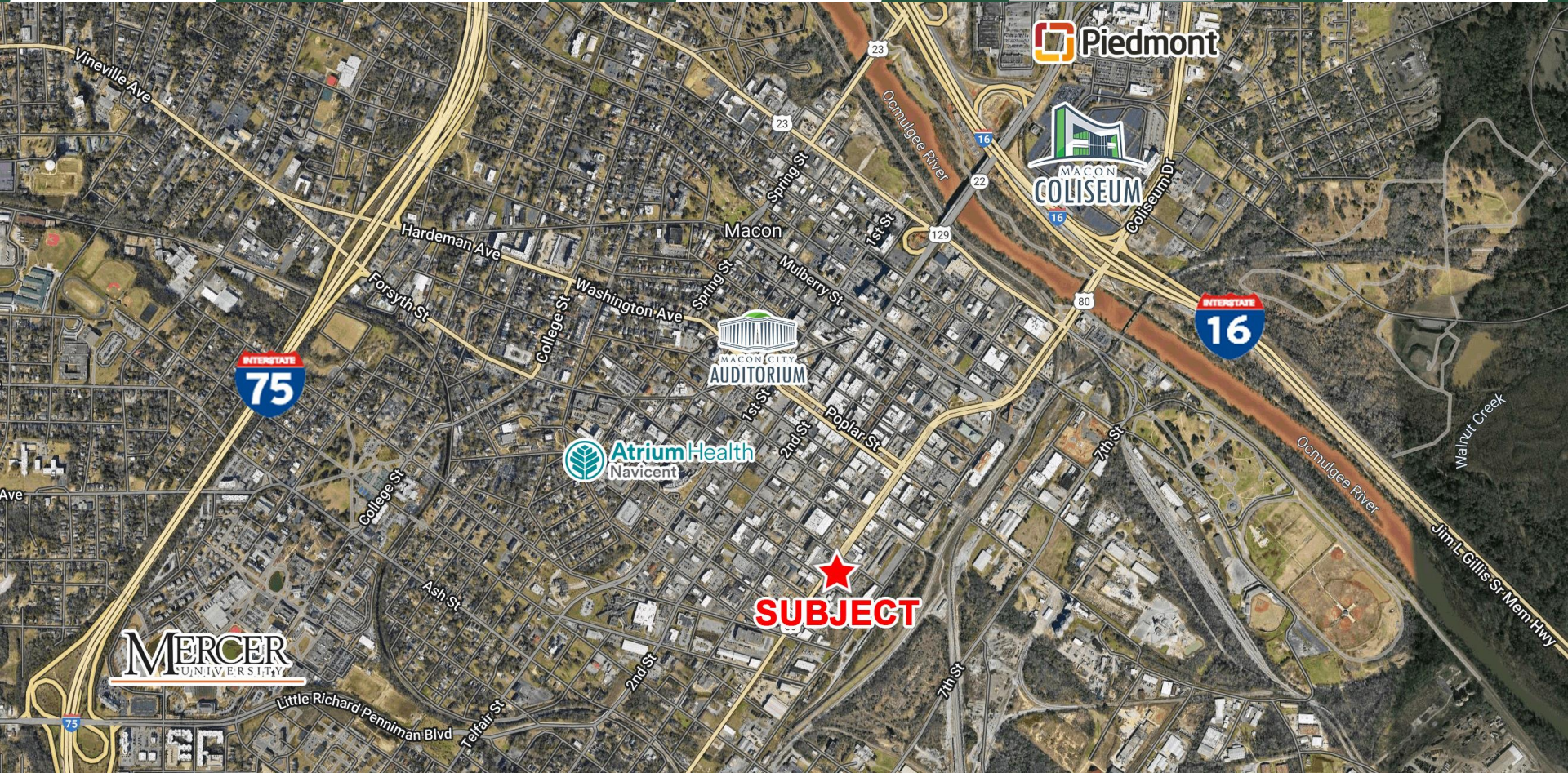
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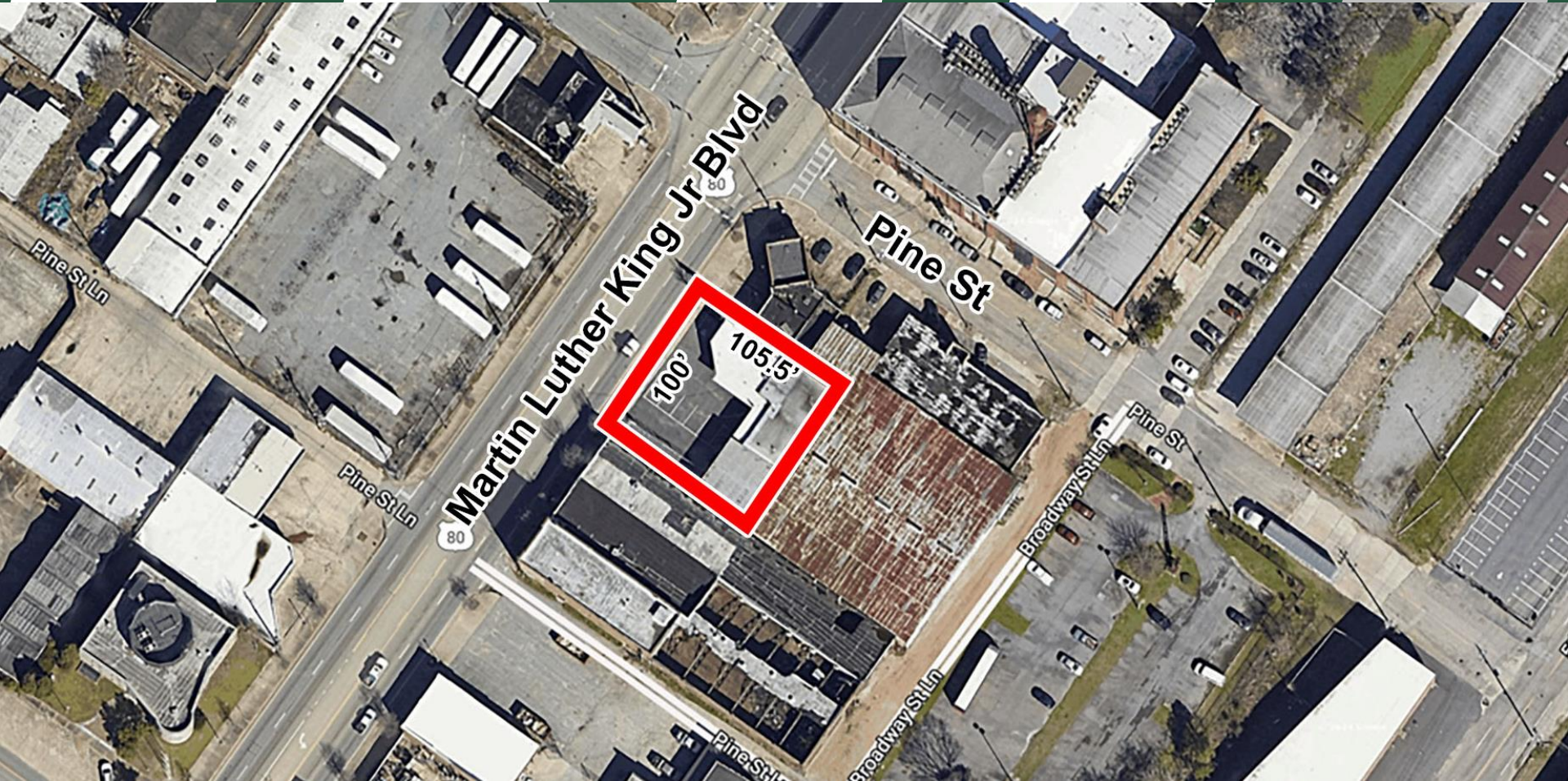
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