



REDEVELOPMENT OPPORTUNITY

280 STRAIGHT STREET
MACON, GA 31204
BIBB COUNTY

±23,080 SF
±2.27 ACRES

PRICE REDUCED!

\$550,000

SALES PRICE: \$250,000



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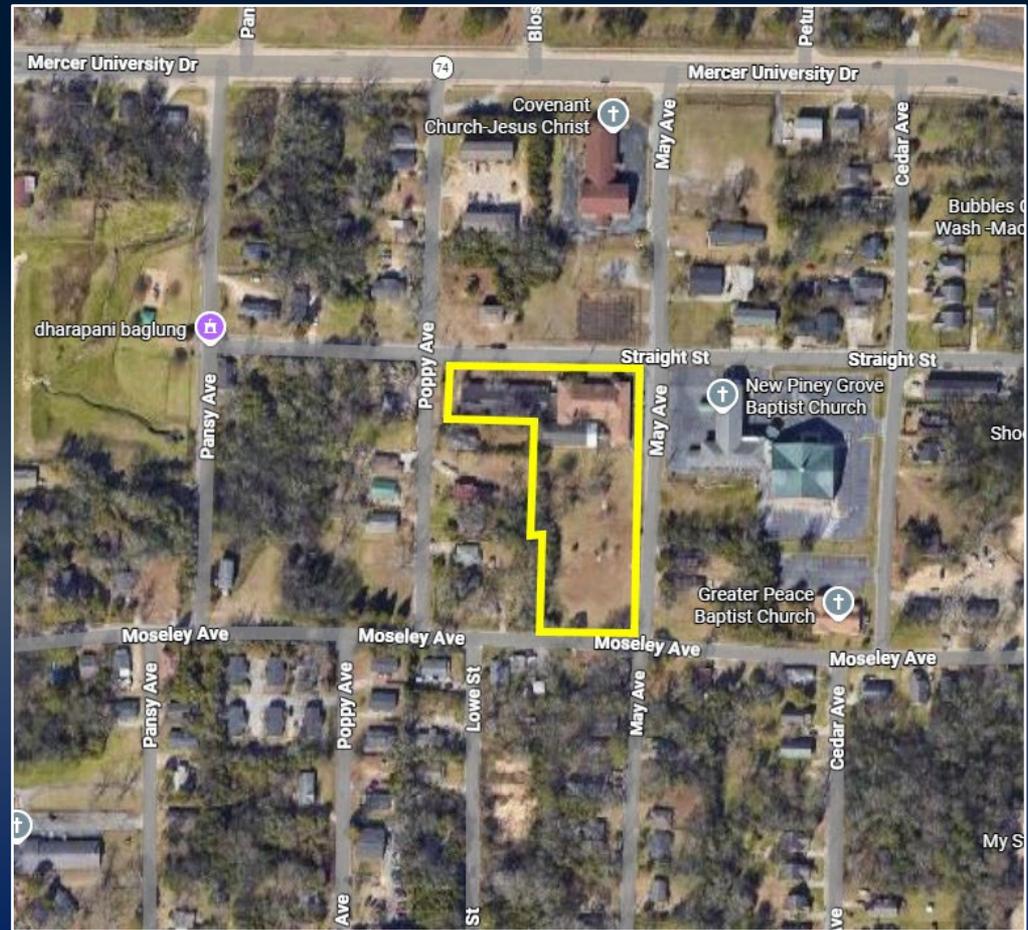
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PROPERTY INFORMATION

- ±23,080 SF church building
 - Situated on four (4) parcels
 - Totaling ±2.27 acres
 - ±1.6-acre undeveloped land
- Main floor features multiple offices
- Basement features a sanctuary with kitchen
- Zoned: R-2 (Residential)
- All utilities available to site
- Located near Mercer University and approximately 0.6 mile from I-75
- Strategically positioned due to its proximity to downtown, surrounding residential density, and convenient access to major corridors



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AERIAL MAP & TRAFFIC COUNTS

- Traffic Count (GDOT 2024:)
Pio Nono Ave - 13,700 VPD
Eisenhower Pkwy - 20,700 VPD



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