

**FOR SALE**

# 0.44 AC Pad Ready Site

**6340 PEAKE RD**

Macon, GA 31206

**PRESENTED BY:**

**MATT LEVIN, CCIM**

O: 770.209.1700

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GA #119351



## PROPERTY DETAILS & HIGHLIGHTS

LOT SIZE	0.44 Acres
PROPERTY TYPE	Ready To Build Site
PRICE	\$299,000
ALL UTILITIES	Yes
ZONING	PDE
APN	1005-0594

This 0.44 acre site has the zoning, infrastructure and paved parking in place and is ready to build up to 4,000 SF of office while providing a 6 per 1,000 SF parking ratio. The PDE zoning allows the broadest uses. All utilities and stormwater detention are in place with two curb cuts and 26 paved parking spaces. The location on Peake Road is less than one mile from I-475 exit 9 Zebulon Road substantially increasing the trade area. The site benefits from a highly visible 7,000+ daily traffic count and the synergy of numerous healthcare providers and retailers in the immediate area. The 5 mile population is 26,000+ with a \$103,000+ average household income.



- For sale 0.44 acre ready to build office site
- All utilities, stormwater detention and paved parking in place
- Zoned PDE allowing broadest uses
- Less than 1 mile from I-475 exit 9 Zebulon Road increases trade area
- Stable business location with synergy from numerous healthcare practices and retailers
- 26,000+ population \$103,000+ avg. household income 5 miles

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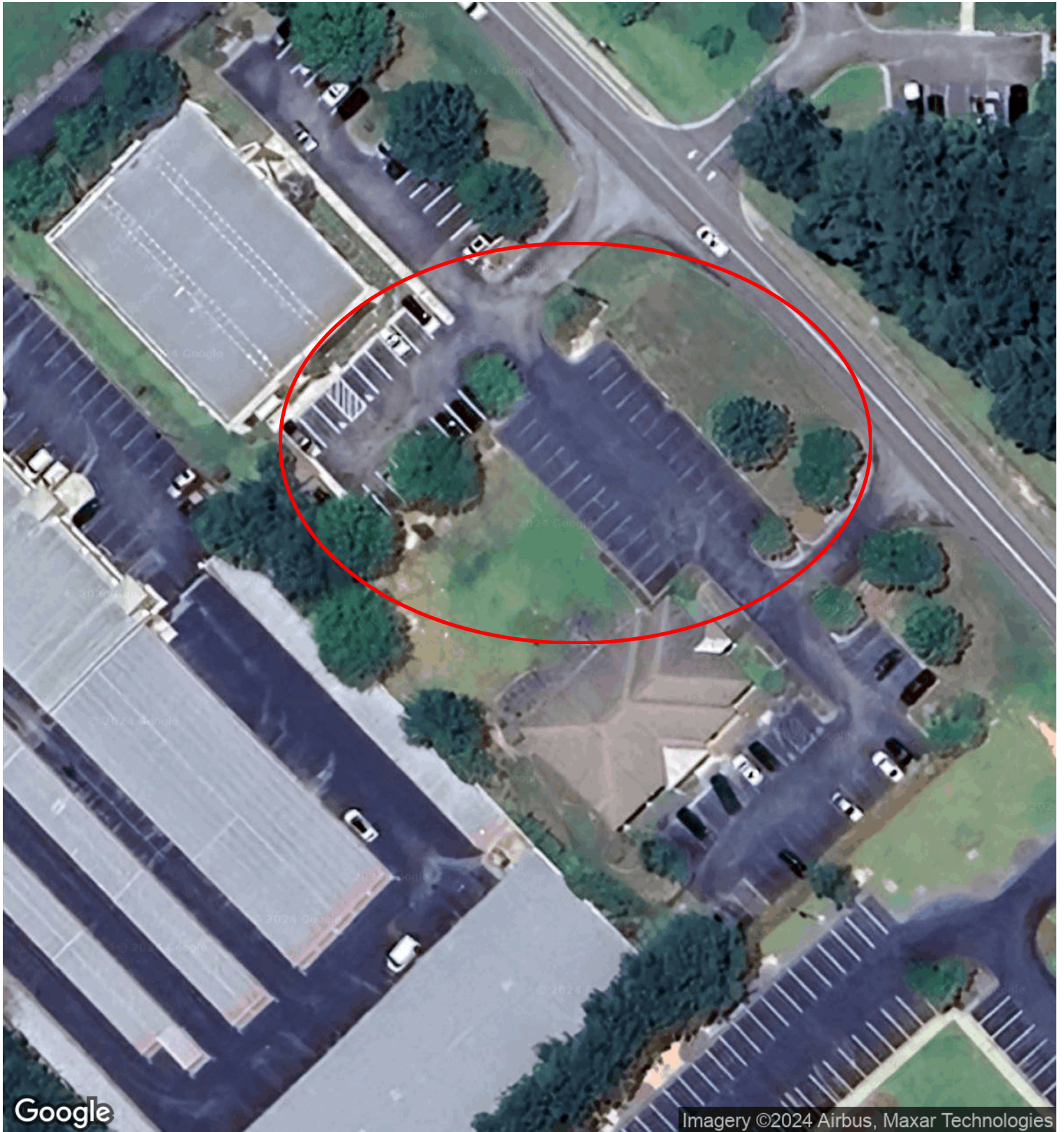
## AERIAL MAP



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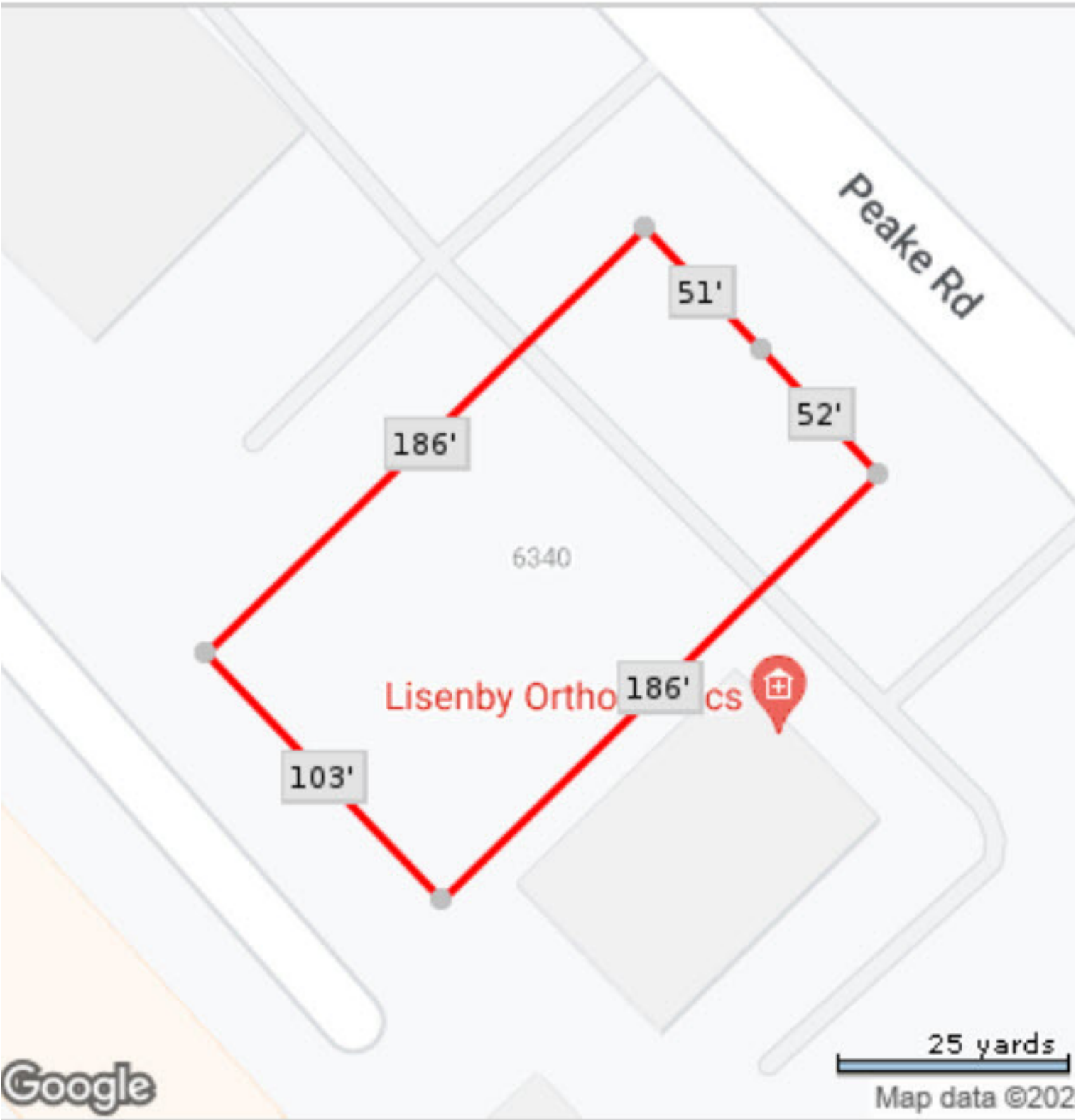


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ADDITIONAL PHOTOS



Lot Dimensions are Estimated

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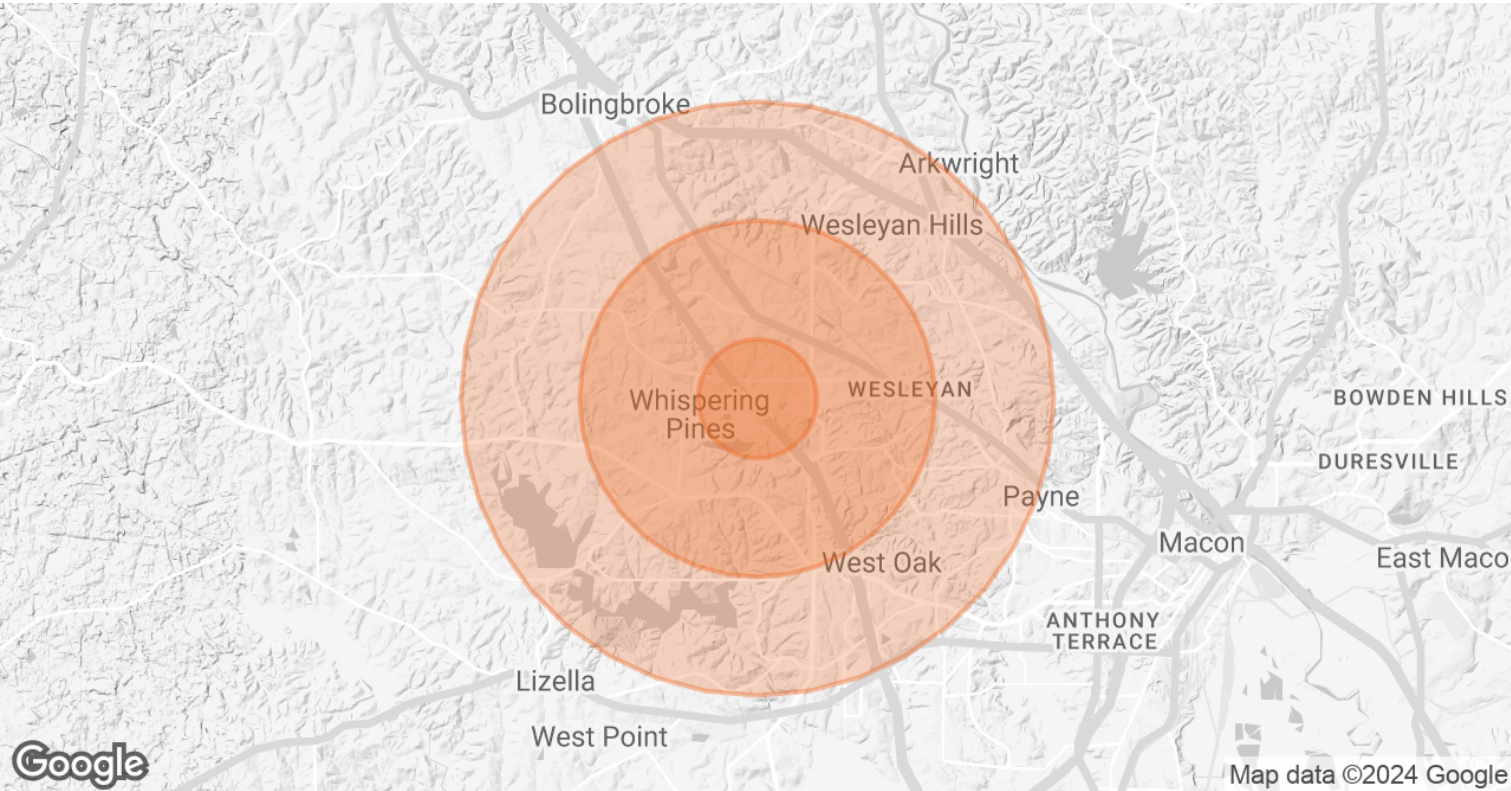


## ADDITIONAL PHOTOS



**MATT LEVIN, CCJM**  
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,112	21,952	63,511
AVERAGE AGE	42	43	41
AVERAGE AGE (MALE)	40	41	39
AVERAGE AGE (FEMALE)	44	44	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,572	8,793	26,664
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$103,473	\$122,079	\$103,581
AVERAGE HOUSE VALUE	\$322,316	\$343,364	\$306,078

\* Demographic data derived from 2020 ACS - US Census

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## ADVISOR BIO



### MATT LEVIN, CCIM

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## PROFESSIONAL BACKGROUND

Matt Levin, CCIM, focuses on the sale and leasing of retail, office and industrial properties. With over 30 years experience in the real estate industry, he has completed over 500 transactions valued at \$300vmillion. Priro to joining Crye-Leike Commercial, Matt was a multi-year recipient of the Partner Circle Award, SVN Commercial Real Estate's highest recognition, and consistently performed inthe top 100 of advisors nationally.

Prior to joining SVN, Matt served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matt is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president ofthe Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matt received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 30 years Valerie and daughter Camille. Matt is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

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