

Commercial Corner Lot

170 West Clinton Street
Gray, GA 31032

**FICKLING
& COMPANY**
A Full Service Real Estate Company
commercial.fickling.com



Size: 1.52 ± acres (1.05 ± buildable)

Zoning: C-2

Traffic: 12,300 VPD

Frontage: 100' ± on West Clinton Street
442' ± on High View Street

Utilities: All available, detention in place

Topography: Level

Description: Ideal location for retail, restaurant, office, or medical.

Notes: Access to site from High View Street and West Clinton Street.

2022 Demos	1 Mile	3 Mile	5 Mile
Population	2,784	7,669	11,632
Median Age	38.2	38.5	39.9
Avg. HHI	\$67,069	\$76,874	\$87,879

Sale Price: \$400,000

**FOR MORE
INFORMATION
CONTACT**

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577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

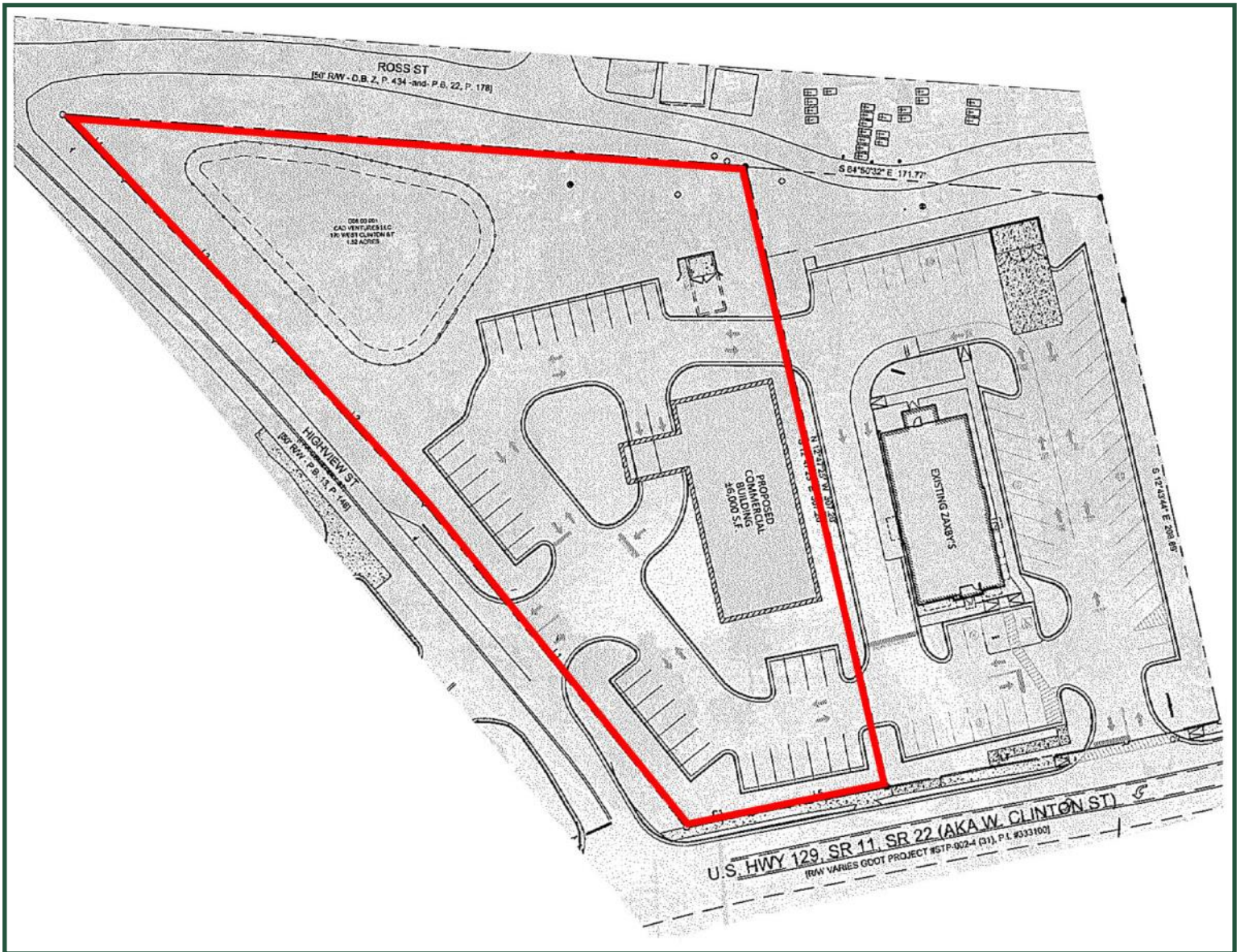
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Conceptual Plan



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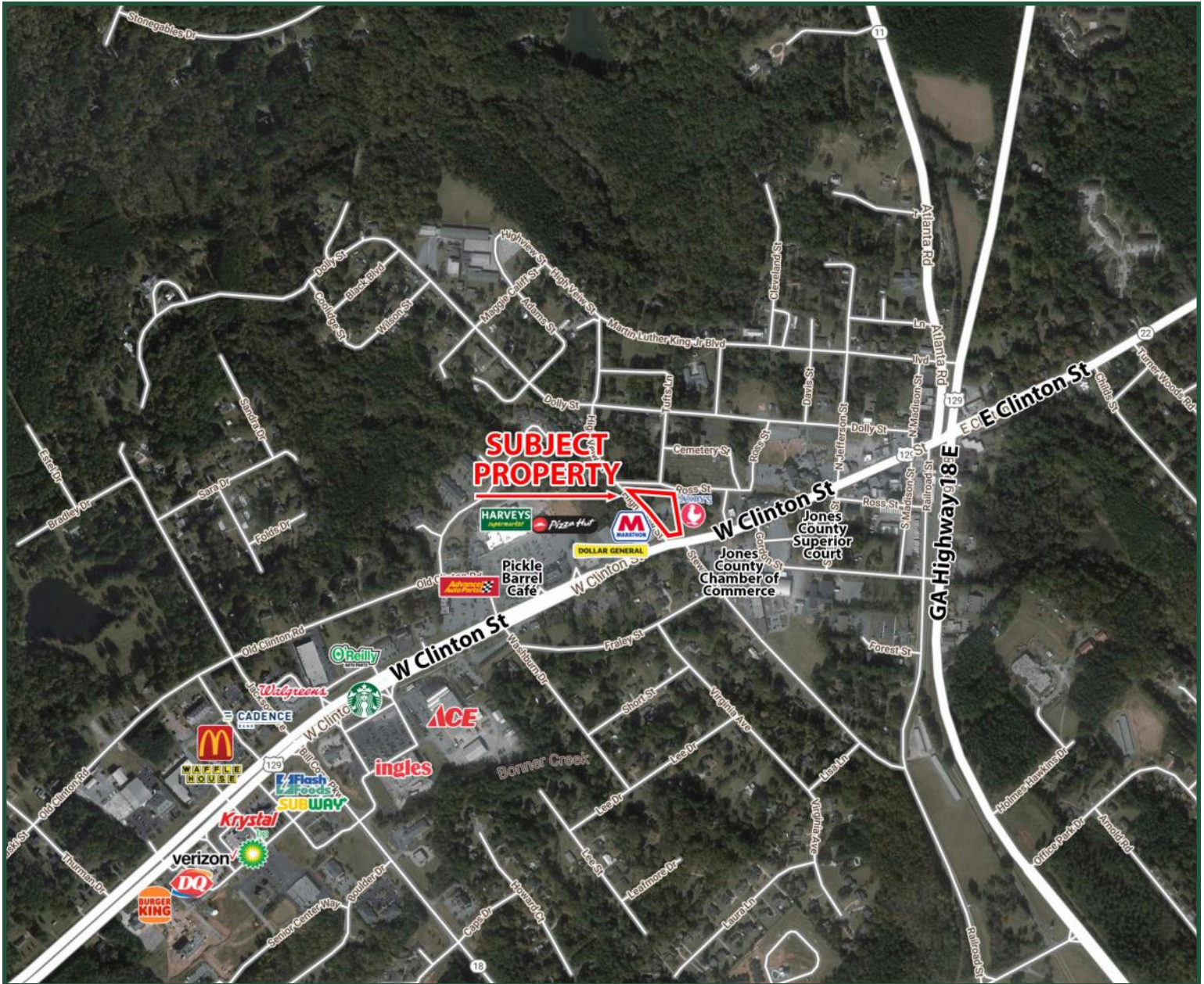
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AERIAL



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