

FOR SALE or LEASE

1000 Guy Paine Road
Macon, Georgia 31206



Industrial fenced and paved lot!



Improvements: Consists of 800± sf moveable building leased “as is” on a 1.35 acre lot with an electric fence

Lot Size: 1.35 Acres - Fenced, with outdoor lighting

Location: Guy Paine Rd which connects the primary North/South corridor between Macon and Warner Robins, GA.

Access: Broadway and Guy Paine Road entrances

Traffic Count: 5,800 VPD on Guy Paine Road
10,000 VPD on Broadway

Utilities: All utilities are available

Signage: Frontage on Guy Paine Road, and pylon sign on Broadway

Zoning: M-1 Light Industrial

Nearby Businesses: Marathon Gas, Reliable Tire, Turbo Diesel & Electric Systems, Hendricks Diesel Repair LTD, Armstrong World Industries, Pepsi Bottling Group, FedEx Shipping Center

Features: Electric fenced yard with ample parking with lighting.



Lease Price: \$1,900/month

Sale Price: \$225,000

(Call About Possible Owner Financing)

**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

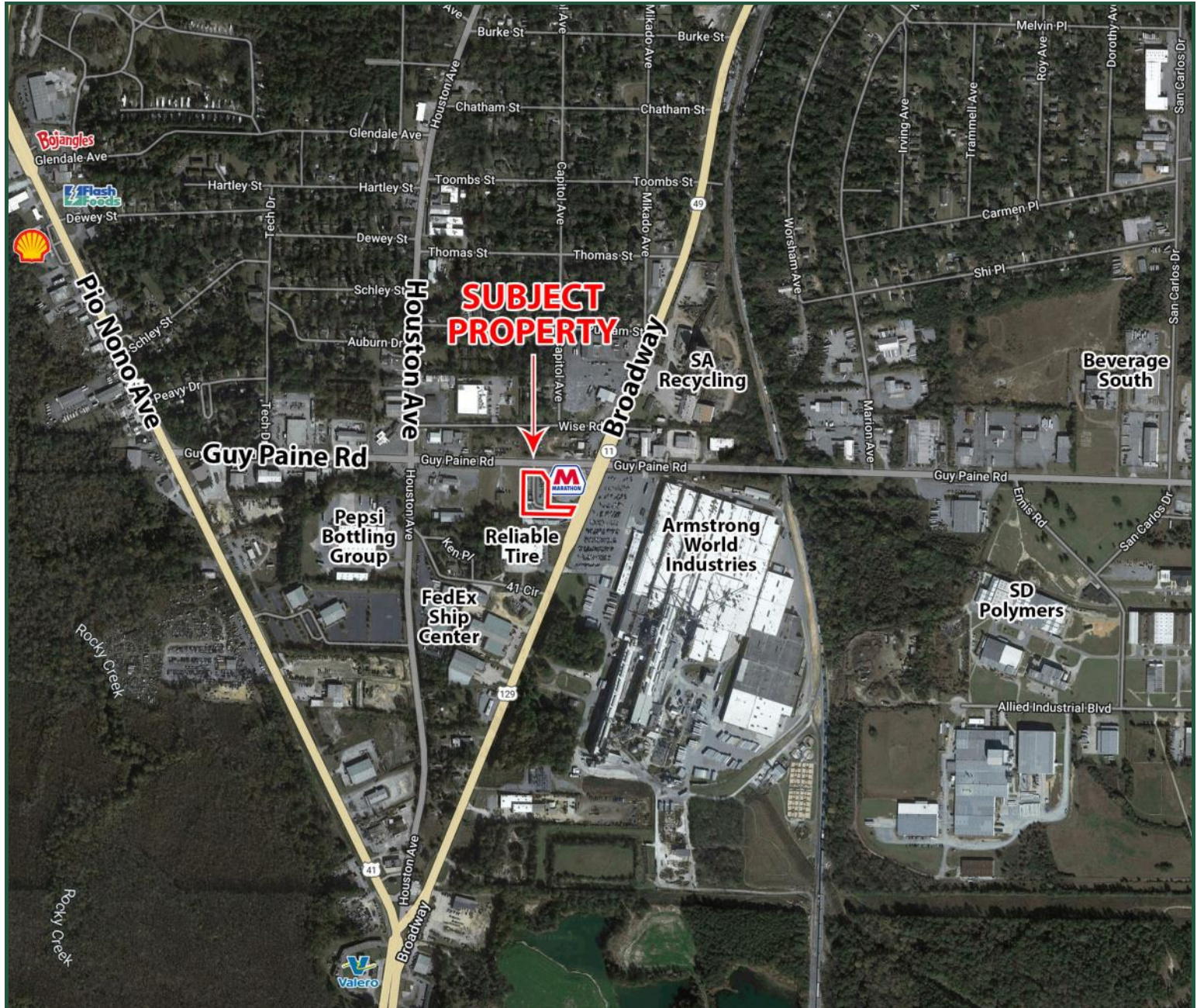
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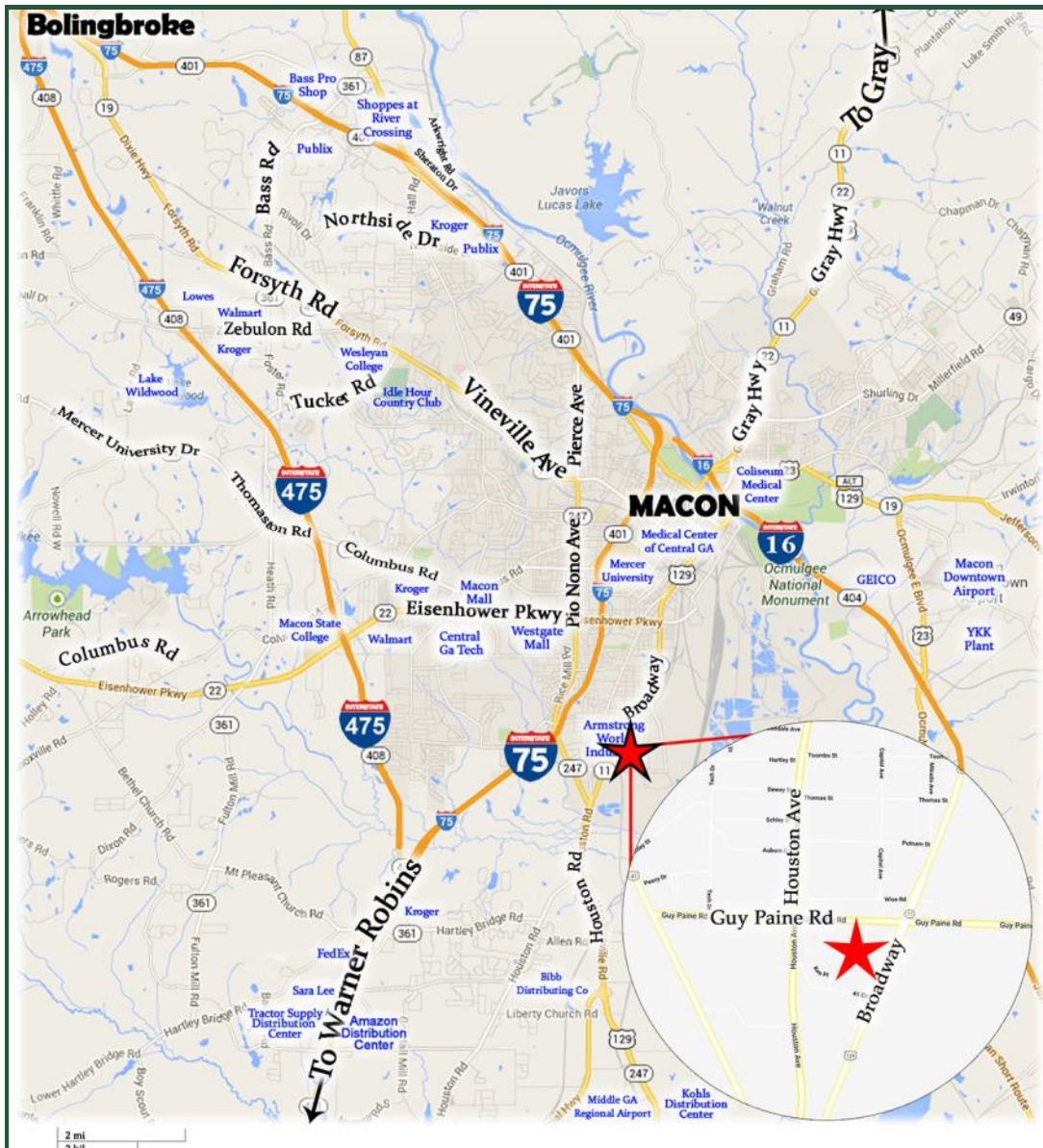
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DEMOGRAPHICS

2022	1 mile	3 mile	5 mile
Population	2,466	23,135	65,918
Avg. HHI	\$25,087	\$39,457	\$42,702
Median Age	35.3	34.4	35.7

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