

**Warehouse/Flex For Sale**  
**1178 Hightower Road**  
**Macon, GA 31206**



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



**REDUCED PRICE: \$199,000.00 | ~~SALE PRICE: \$330,000.00~~**

**CONTACT**

**Lan Heath**

478-746-9421 Office

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577 Mulberry St, Suite 1100

Macon, GA 31201

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This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

## PROPERTY INFORMATION

### BUILDING

**Property Address:** 1178 Hightower Rd  
Macon, GA 31206

**Total Size:** 3,000± SF

**Year Built:** 1992

**Dock Doors:** Road Grade - 1 door

**Utilities:** Water, Sewer, Power & Telecom

**Parking:** 10± spaces with Laydown Yard

**Traffic Count:** Hightower Road – 623 VPD  
Eisenhower Pkwy – 11,525 VPD

**Taxes:** \$4,356 Est.

### SITE

**Site Size:** 0.87 Acres

**Parcel ID:** P091-0270

**County:** Bibb

**Zoning:** C-2

**Topography:** Level

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	7,650	47,039	83,696
Avg HH Income	\$37,690	\$48,829	\$61,939
Median Age	34.6	33.5	34.2

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Approximately 3,000 SF of warehouse/ distribution/ flex space, adaptable to many uses. Excellent small business storage and office space. Fenced lot.

### LOCATION

Easy access to Pio Nono Avenue, Eisenhower Parkway, and I-75. Nearby businesses include Krispy Kreme, Enterprise, Krystal, Checkers, McDonalds, Boost Mobile, Macon Windshield, and Georgia Duplicating Products.



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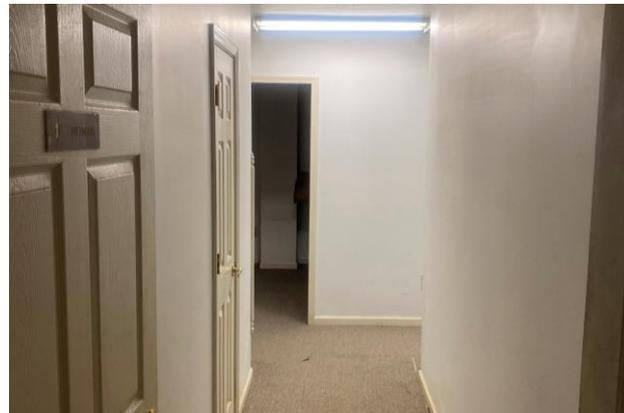
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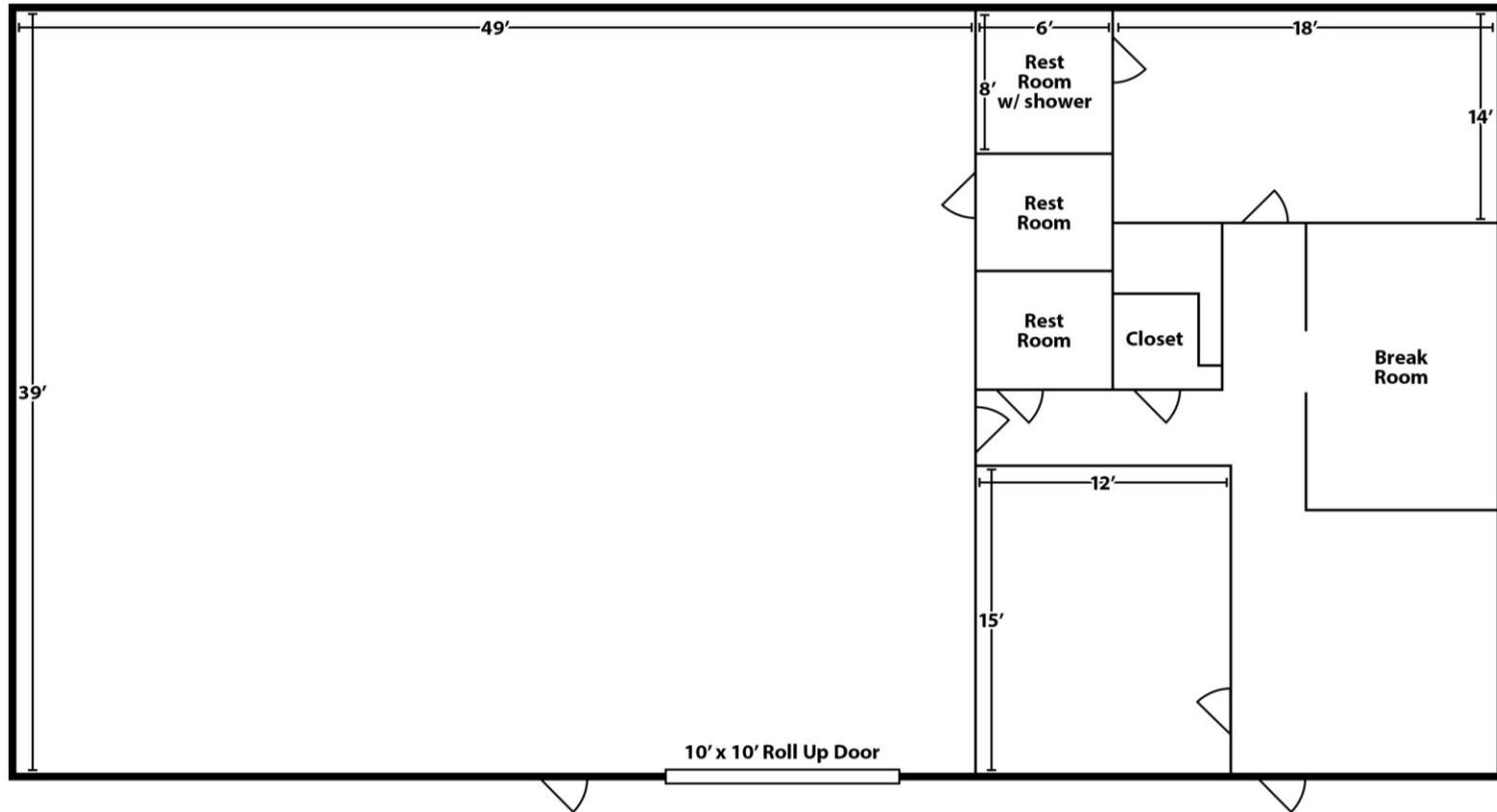
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\*All measurements and all calculations of area are approximate and not guaranteed

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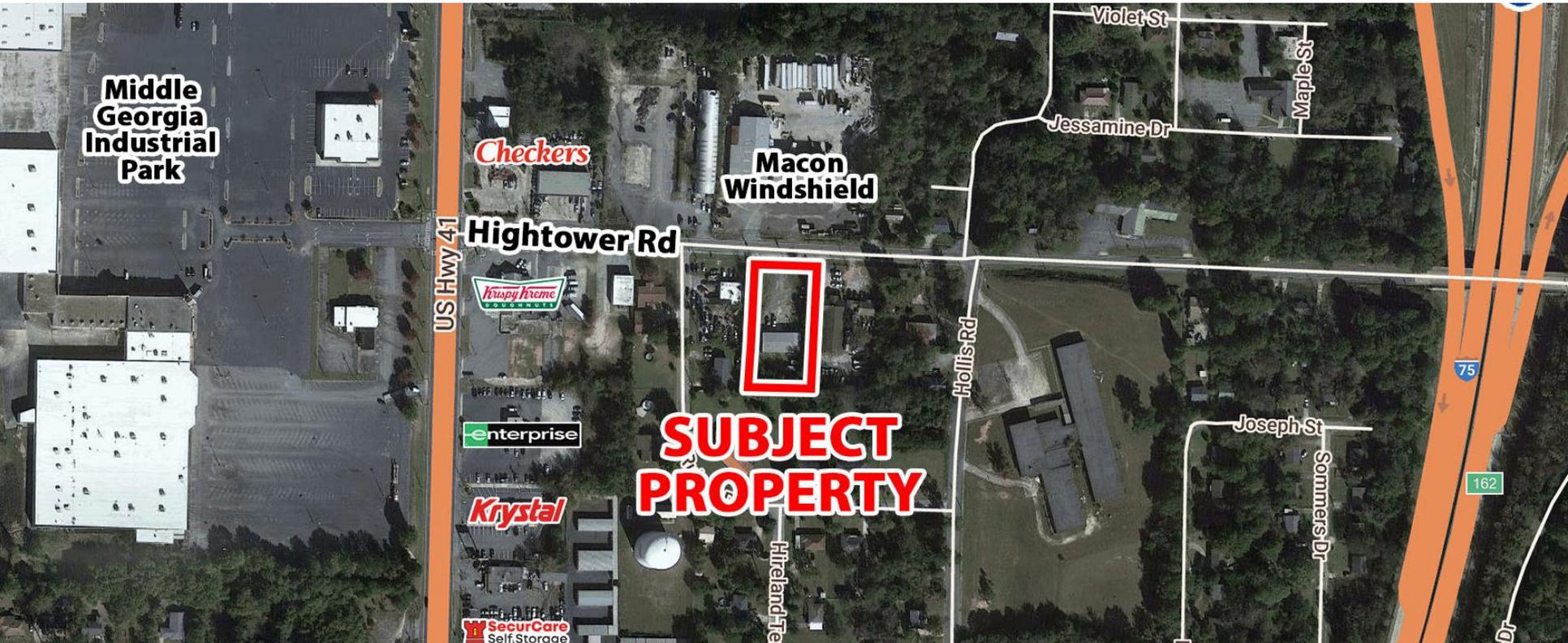
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**SITE MAP**



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