

# Warehouse/Flex For Sale

1178 Hightower Road  
Macon, GA 31206



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



**REDUCED PRICE: \$230,000.00 | ~~SALE PRICE: \$330,000.00~~**

## CONTACT

**Lan Heath**

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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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## PROPERTY INFORMATION

### BUILDING

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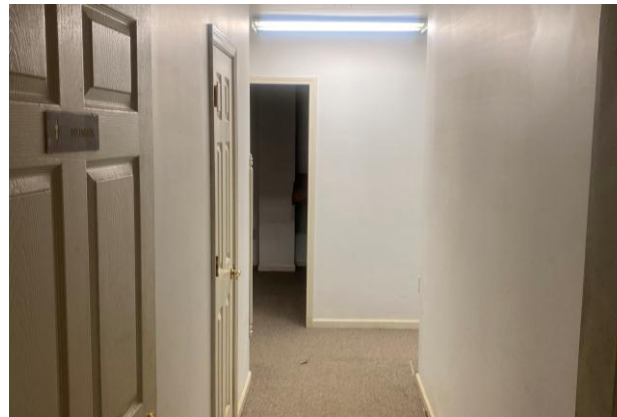
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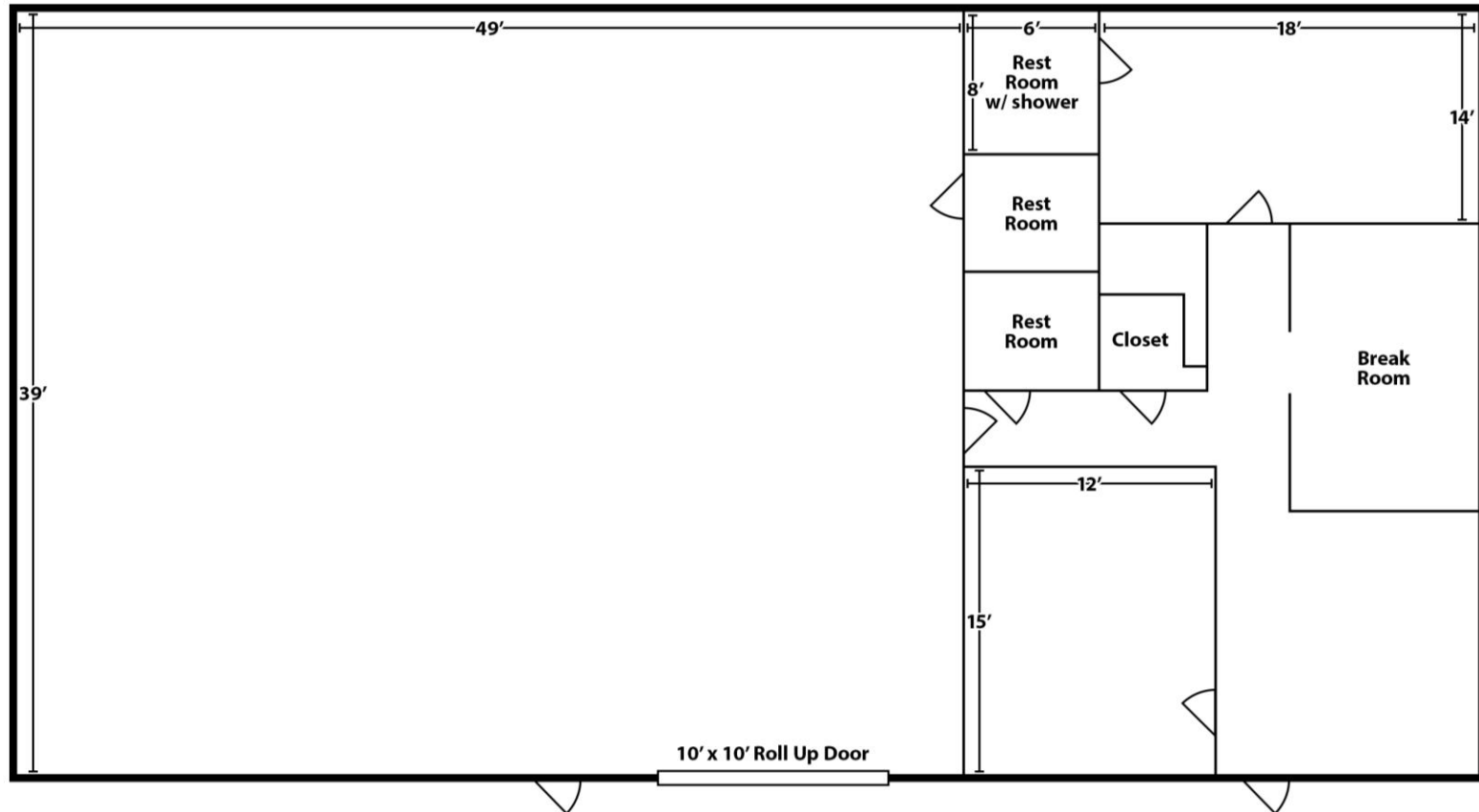
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\*All measurements and all calculations of area are approximate and not guaranteed

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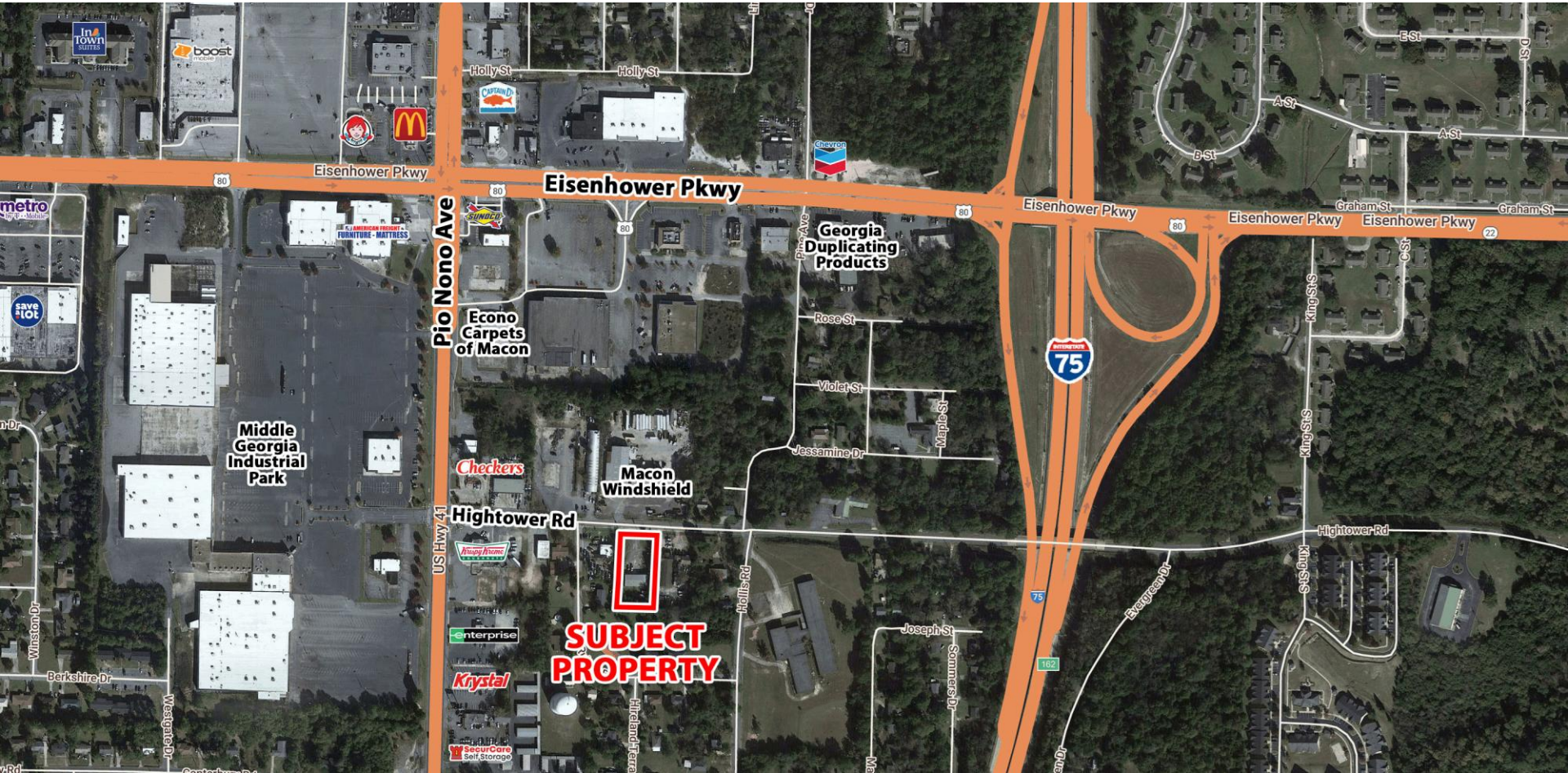
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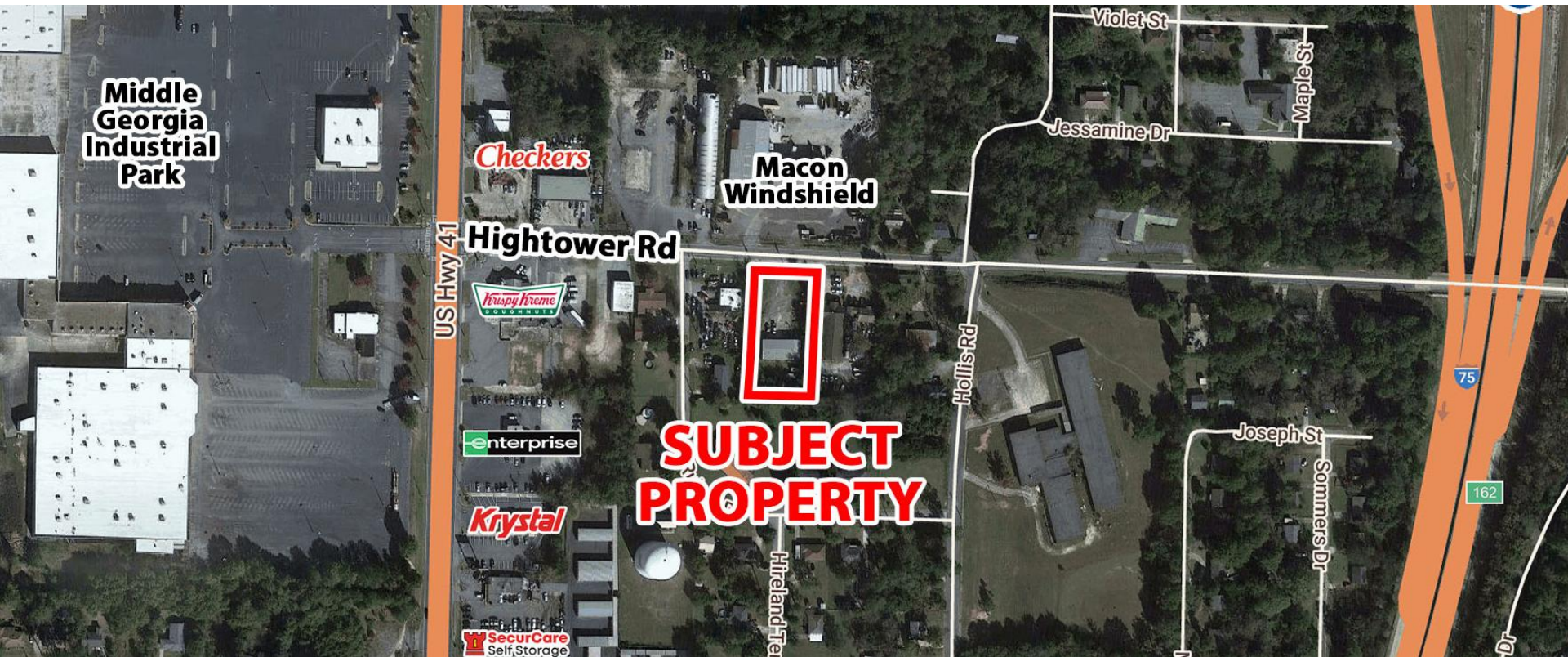
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## SITE MAP



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