

**CONTACT** 

Joseph Bowen 478-746-9421 Office 478-538-6026 Cell jbowen@fickling.com Larry E Crumbley, CCIM, SIOR, CPM 478-746-9421 Office 478-737-3381 Cell lcrumbley@fickling.com





Summary Area Info Photos Aerial Site Map

#### PROPERTY INFORMATION

#### **BUILDING**

**Property Address:** 1306 Third Street Macon, GA 31201

County: Bibb

**Total Size:** 4,500 SF

Roof: Metal

**Taxes:** \$1316.29 (2024 est.)

**Est. Ins.:** \$2,000

Zoning: C-2

#### SITE

**Site Size:** .31 Acres Fenced

**Parcel ID:** Q082-0414

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	7,706	40,968	84,807
Avg HH Income	\$59,502	\$50,932	\$62,508
Median Age	30.0	34.2	34.4

# Lease Price: \$1,400/month Sale Price: \$140,000

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#### **NOTES**

This 4,500 SF service building is now available for sale or lease. Excellent for auto repair, sales, or wholesale. Contains six bays, 500 SF office, one restroom, and two above-ground lifts. Building is situated on fenced .31-acre lot.

Owner is a Licensed Real Estate Agent in Georgia.

#### LOCATION

Located on Third Street, convenient to Navicent Medical Center, Macon's Central Business

District, Mercer University, downtown Macon, I75, and I-16. Neighboring businesses include

Dollar General, American Piping Supply, CMC

Supply, Choice Concrete, Ace Entities, First

Environmental Corporation, and many more.

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Shop/Service Area

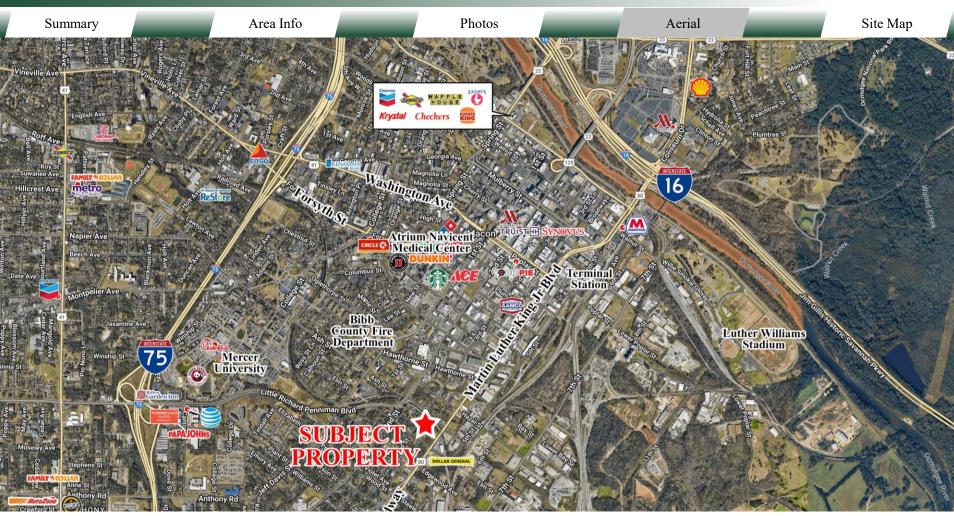
Office

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Aerial Site Map Summary Photos Area Info SUBJECT PROPERTY

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