

Mixed Use

Retail & Warehousing

Gray Hwy., Woolfolk St., Clinton Rd.
Macon, GA 31217



755, 757, 765 Gray Hwy



- 0.44± Acres combined
- 9,862 SF total:
 1. 755 Gray Hwy: 941 SF
 2. 757 Gray Hwy: 836 SF
 3. 765 Gray Hwy: 7,085 SF warehouse, 1,000 SF office
- Built: 1954
- Zoning: C-4

223, 249 Woolfolk St.



- 0.63± Acres combined
- 8,950 SF total:
 4. 223 Woolfolk St.: 3,750 SF
 5. 249 Woolfolk St.: 5,200 SF
- Built:
 4. 223 Woolfolk St.: 1986
 5. 249 Woolfolk St.: 1969
- Zoning: C-2

682, 696 Clinton Rd.



- 0.46± Acres:
 6. 682 Clinton Rd.: 0.2 AC, with bldg.
 6. 696 Clinton Rd.: 0.14 AC, parking lot
- 3,800 SF
- Built: 1984
- Zoning: C-2

LOT SIZE: 1.41 AC combined

TRAFFIC: 43,800 VPD on Gray Highway

LOCATION: Property is located at the intersection of Gray Highway & 2nd Street.

DESCRIPTION: This property is a multi-use/multi-tenant property with retail use on the Gray Highway parcels, and light industrial use on the parcels on Woolfolk Street and Clinton Road.

NEARBY BUSINESSES: Nearby businesses include Kroger, McDonald's, Krispy Kreme, Nu-Way Weiners, Budget Truck Rental, Bojangles, and Attaway Tire.

- Notes:**
- 755, 757, and 765 Gray Highway are on same lot, marked as 1/2 and 3 on aerial.
 - 223 and 249 Woolfolk Street lots are adjacent to each other, marked as 4 and 5 on aerial.
 - 682 and 696 Clinton Road lots are adjacent to each other, marked as 6 on aerial.
 - 249 Woolfolk Street - In 2017, owner spent \$20,000 on new French drain around building. Building contains a paint booth.
 - 696 Clinton Road - Building contains a paint room.
 - Woolfolk Street is a county owned easement (See aerial)

Sale Price: \$600,000

PSF \$26.54/SF

**FOR MORE
INFORMATION
CONTACT**

Lan Heath, Commercial Sales & Leasing
478-731-5899 (C)
478-746-9421 (O)
lheath@fickling.com

commercial.fickling.com

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

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

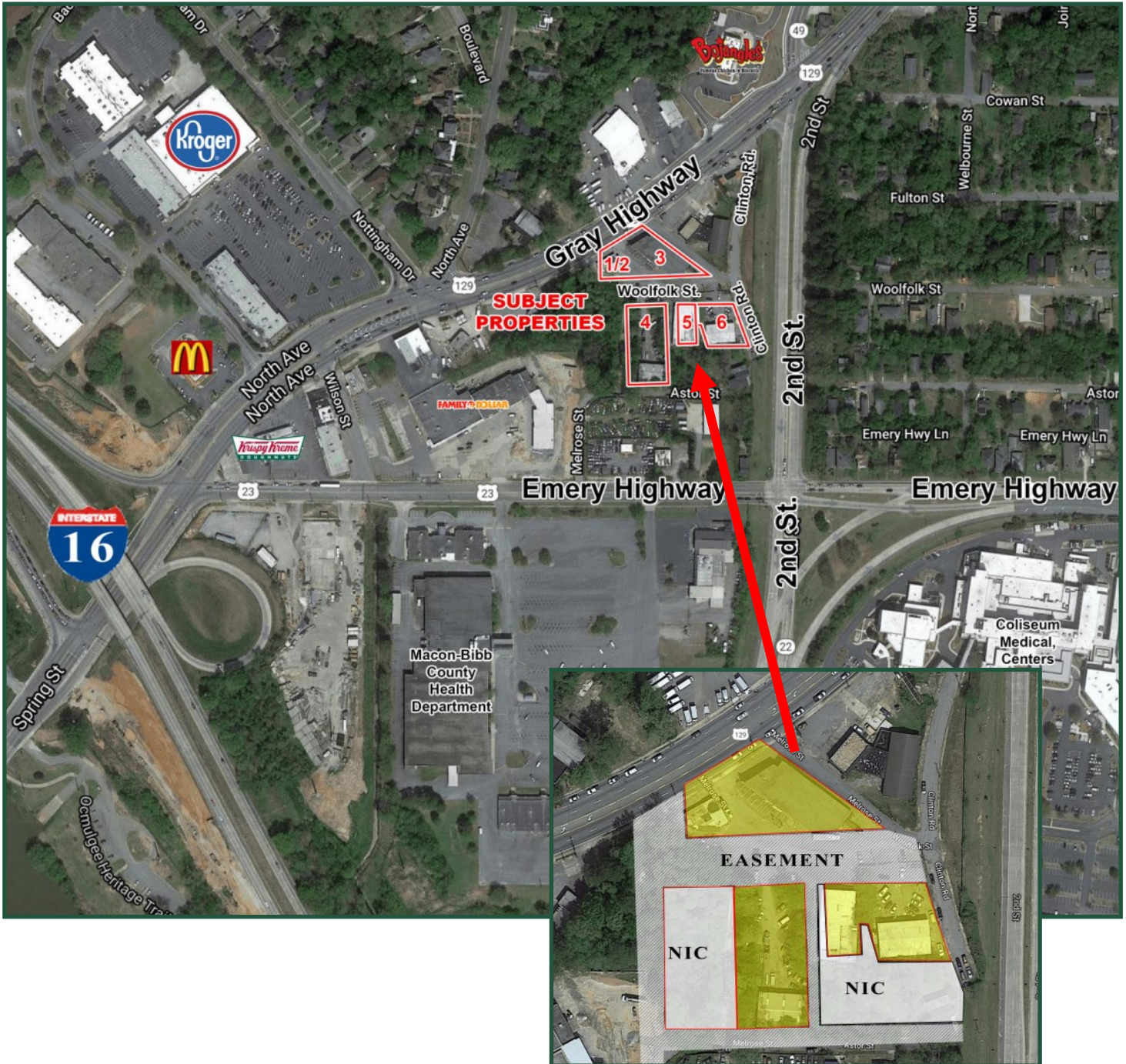
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AERIAL



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