



5421 & 5441 COLUMBUS RD  
Macon, Georgia 31206

**Jenny Howell**  
478-746-9421 (O)  
786-449-8523 (C)  
jhowell@fickling.com



# CORNER LOTS FOR SALE

## 5421 & 5441 COLUMBUS ROAD

### Macon, Georgia 31206



Outstanding location right across Middle Georgia State University and easy access to I-475.

Both lots have been graded and prepped and all utilities are available. Parcels may be purchased separately.

The two corner lots are also in close proximity to the \$140MM investment including the brand new Amphitheater and the world's largest indoor pickleball court.

Nearby businesses include Middle Georgia State University, Publix, Tobesofkee Crossing Shopping Center, The Home Depot, and Tractor Supply.

### Sale Price

**\$525,000**

Address	5421 & 5441 Columbus Road Macon, GA 31206
Location	Across from Middle Georgia State University
Lot 1 (5421) Size	1.54 Acres; <b>\$275,000</b>
Lot 2 (5441) Size	1.25 Acres; <b>\$250,000</b>
Traffic Count	10,020 VPD on Columbus Road 64,000 VPD on Interstate 475
Utilities	All Available
Lot 1 Frontage	5421 - 274 sq ft
Lot 2 Frontage	5441 - 250 sq ft
Zoned	PDM - Planned Development Mixed Use
Property Taxes Lot 1	\$2,217.90
Property Taxes Lot 2	\$1,858.58

### 2023 Demographics

	3 mile	5 mile	10 mile
Population	24,040	72,533	161,490
Average HHI	\$47,238	\$59,330	\$64,249
Median Age	32.7	35.1	36.6

**FOR MORE  
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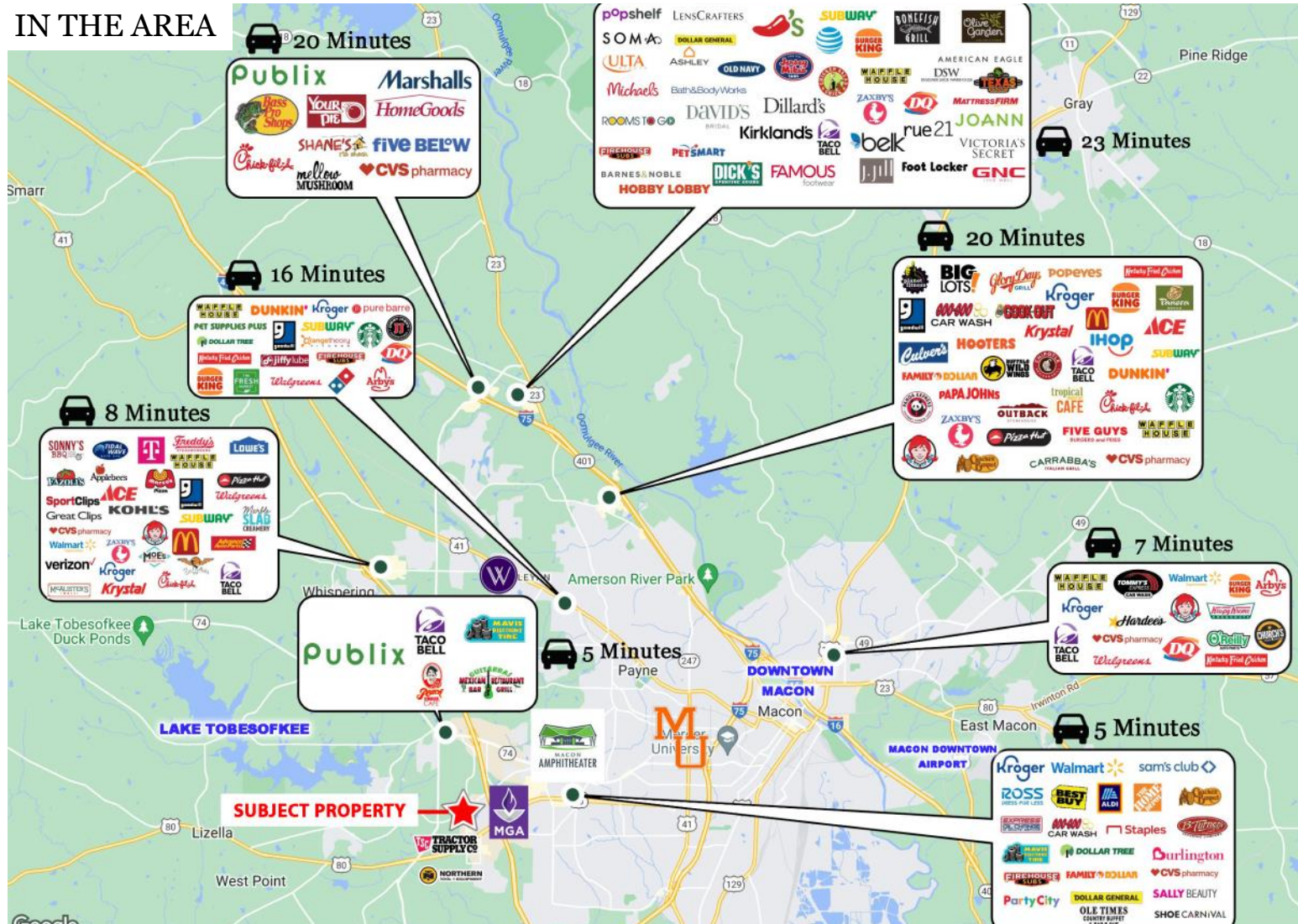
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#### IN THE AREA



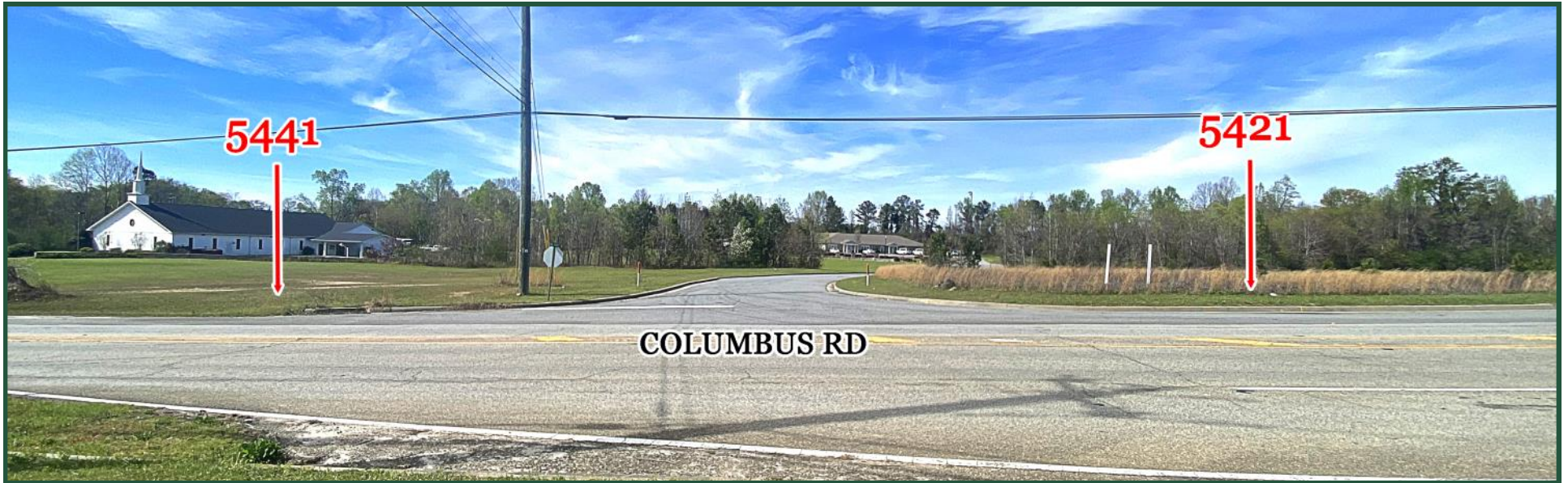
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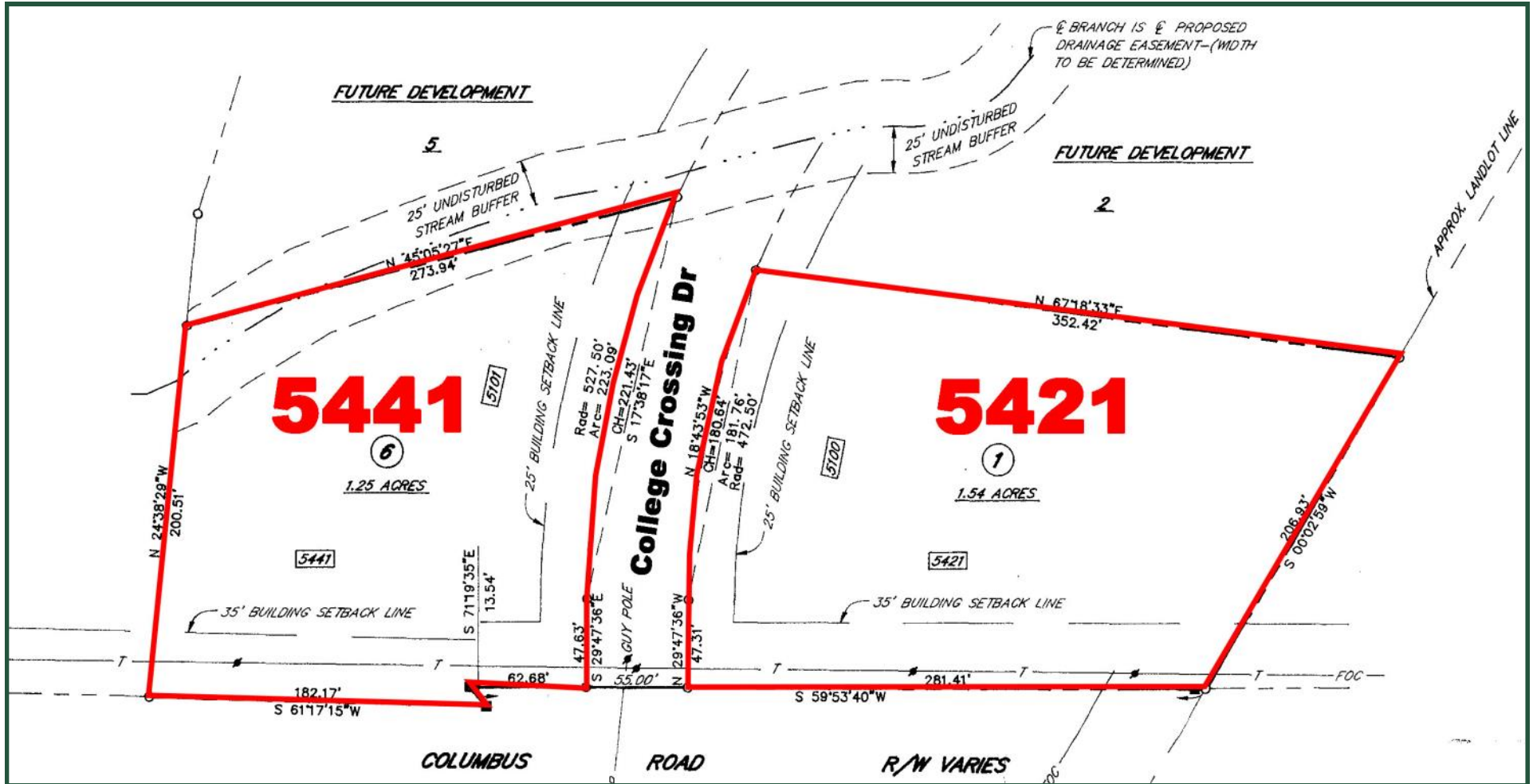
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## SURVEY



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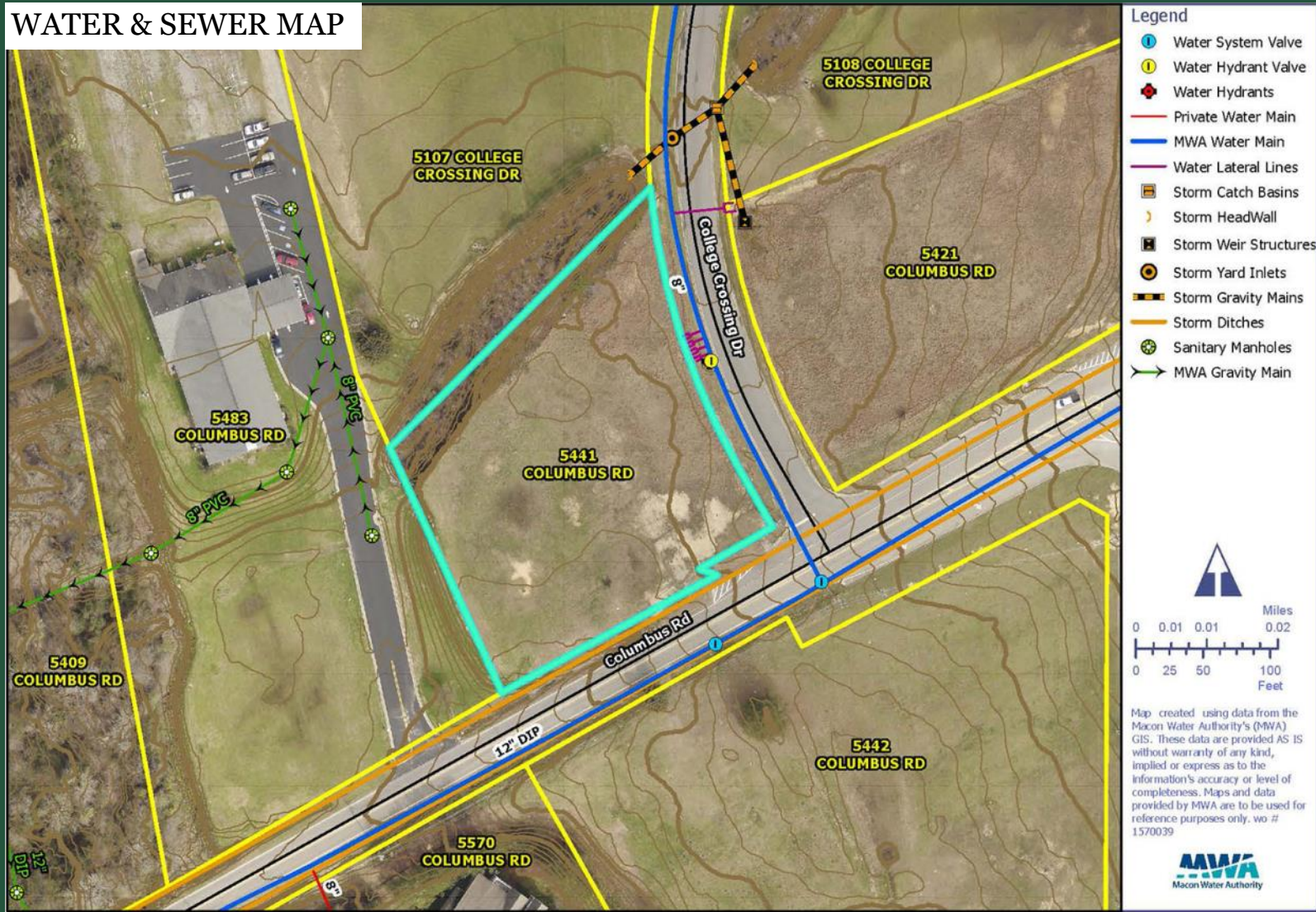
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## WATER & SEWER MAP



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## MACON

### A CITY ON THE RISE:

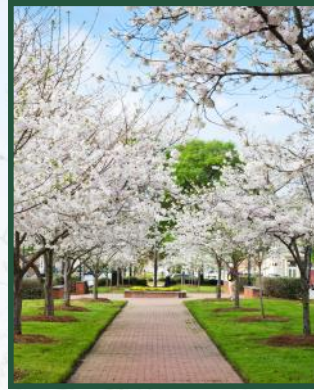
Macon is a thriving city! Just about an hour south of Atlanta with easy access to the world's busiest airport, Macon combines deep history with a dynamic business environment.

As Georgia's fourth largest city, Macon is poised for continued growth. With access to a network of public transportation, highways, international and regional airports, you can reach the beach and the mountains in just a few short hours.

Macon-Bibb is said to be a "strategic portal of entry into the Piedmont Atlantic Megaregion (PAM)"

### KEY MACON INDUSTRIES:

1. Aerospace & Defense
2. Transportation & Logistics
3. Advanced Manufacturing
4. Health & Life Sciences
5. Automotive
6. Information Technology
7. Electrical Engineering



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## BROKER

## PROFILE



Fickling & Company, Inc. has been setting the standards for Real Estate Services in southeastern secondary markets since its founding in 1939 as Fickling & Walker, Inc. [Fickling & Company, Inc.](http://www.fickling.com) is a full-service real estate and development firm headquartered in Macon, GA.

Fickling & Company provides professional commercial real estate consulting to both buyers and sellers, commercial property sales, and commercial property leasing and property management - all under one roof. The Company's heritage includes the development of more than one hundred subdivisions and apartment communities in Middle Georgia, as well as, the countless commercial developments throughout the Southeast.

Our licensed Commercial Sales and Leasing Agents are the experts in this industry and combined have over 100 years' experience in the commercial real estate business.



**Presented by: Jenny Howell**

Licensed in Florida and Georgia  
Fluent in English, Spanish & Portuguese

Jenny brings over 20 years of experience in Sales & Marketing Strategy, including 17 years in Luxury Hospitality, where she led a Sales Team in a Resort that generated \$400+ Million Dollar annually. A skillful negotiator and outstanding customer relations expert, Jenny successfully completed 22 transactions and \$5.6 million in sales within a few months of relocating to Georgia. Her database includes over 2,500+ key business drivers and entrepreneurs from around the world. Committed to deliver the highest level of expertise, Jenny is currently seeking the CCIM designation. Certified Commercial Investment Members (CCIM's) are the most advanced investment specialists anywhere. As a commercial property owner, you want someone that will minimize your risk, maximize your ROI, and optimize the value of your real estate. This designation is earned by completing a graduate-level curriculum, including technology courses, advanced training in negotiating real estate deals, and other specialized real estate courses. In addition, each CCIM candidate must present a portfolio of qualifying transactions and work product demonstrating a proven level of high-performance, as well as pass a rigorous exam testing the candidate's mastery of the concepts introduced through the CCIM courses.

Her corporate structure background and entrepreneurial spirit combined with the superior market expertise and services that only Fickling & Company can offer, make the perfect formula for success on your next real estate transaction.

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