FOR SALE - 0.15 Acre Lot 3524 Brookdale Avenue Macon, GA 31204





Lot Size:	0.15 AC				
Utilities:	All Available	2023	1 14:1-	2 14:100	
Zoning:	C-1 (Neighborhood Commercial District)	Demographics	1 Mile	3 Miles	5 Miles
Topography:					
Traffic Count:	Brookdale Ave - 3,490 VPD	Population	6,845	49,656	102,307
	Vineville Ave - 14,800 VPD		24.2	25.0	26.4
	Napier Ave - 10,800 VPD	Median Age	34.3	35.8	36.1
Location:	Just off corner of Roff Avenue and Brookdale	Average HHI	\$79,996	\$72,088	\$71 702
	Avenue, with easy access to Vineville Avenue.	Average IIII	<i>,99,990</i>	J12,000	Ş/1,/03
Nearby Businesses:	Family Dollar, Walgreens, Circle K, AutoZone.				

Notes: Property is fenced and can be purchased with the 1,440 SF building that sits adjacent to the lot and can be used for parking. Property already has a curb cut.

Sale Price: \$47,000 Sale Price: \$60,000

FOR MORE INFORMATION CONTACT Joseph Bowen Commercial Sales & Leasing 478-538-6026 (C) 478-746-9421 (O) jbowen@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