

FOR SALE - 0.69 AC Commercial Lot
211 West Clinton Street
Gray, GA 31032

FICKLING & COMPANY
A Full Service Real Estate Company
commercial.fickling.com



Lot Size: 0.69 Acres

Utilities: All utilities are available

Zoning: C-2

Frontage: West Clinton St (front) - 158' Washburn Dr (side) - 105' Fraley St (rear) - 215'

Traffic: 12,300 VPD

Taxes: \$4,534.11

Topography: Cleared and Level

Notes: Ideal location for retail, office, or quick service restaurant. Paved access from Washburn Dr that connects to Jack's. Property has great visibility and frontage on three sides.

Neighbors: Jack's, Taco Bell, Harvey's, Zaxby's, Verizon, Ace of Gray, Ingles, USPS Post Office, and many other offices, restaurants, and retailers.

SALES PRICE: \$575,000

**FOR MORE
INFORMATION
CONTACT**

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478-746-9421
trip@fickling.com

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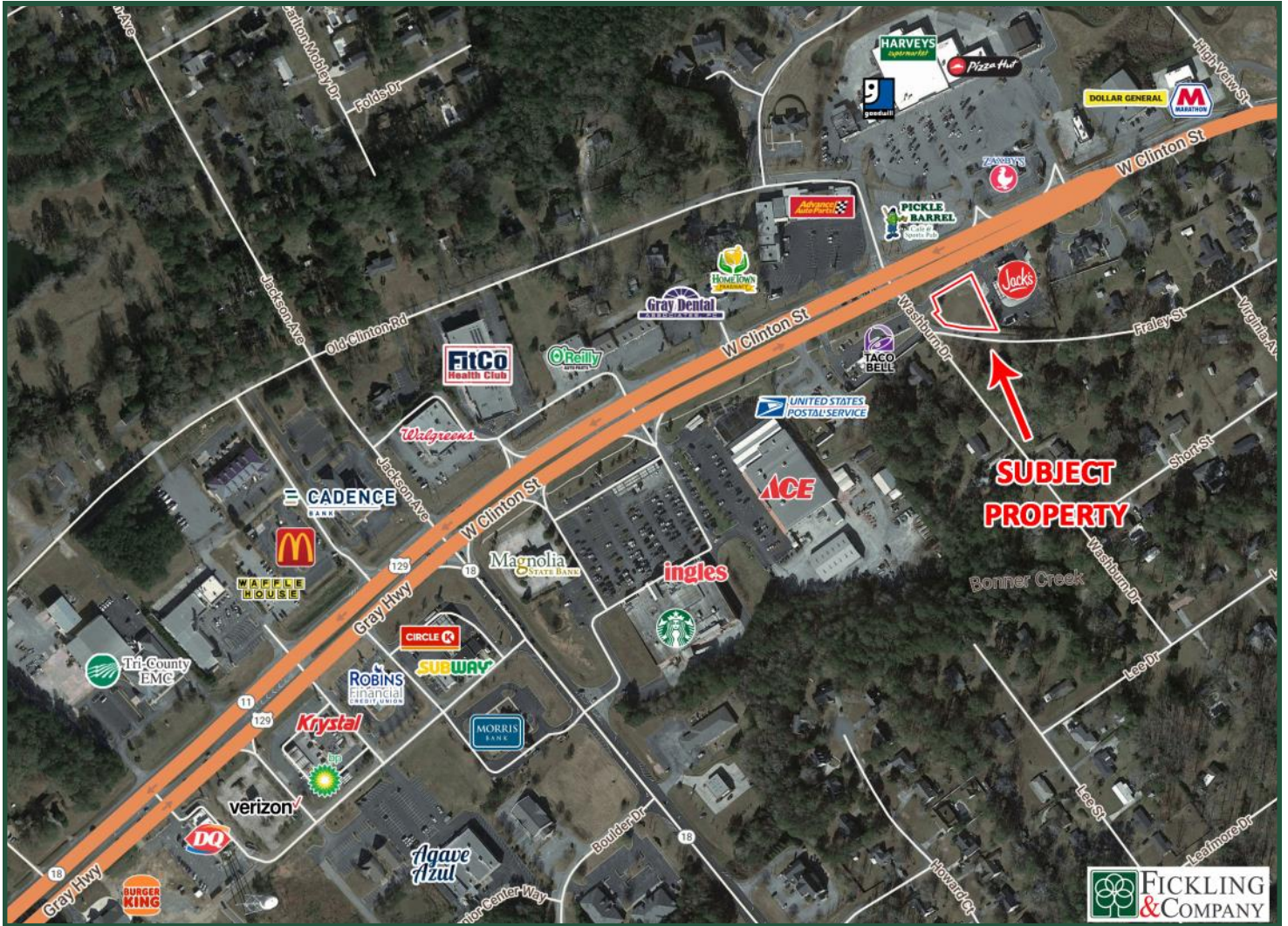
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577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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AERIAL



DEMOGRAPHICS

2022	1 mile	3 mile	5 mile
Population	2,584	7,804	11,686
Median Age	38.3	38.5	39.9
Avg. HH Income	\$65,798	\$77,583	\$88,822

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