

OUTPARCEL FOR SALE
1901 Paul Walsh Drive
Macon, GA 31206

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



LOT SIZE: 1.67 AC

ZONING: C-2

FRONTAGE: 525' on Eisenhower Parkway

DEPTH: 240'

UTILITIES: All Available

TRAFFIC COUNT: 20,000 VPD

NOTES: Property is one of two outparcels in front of Devon Self Storage. Call for details.

LOCATION: Conveniently located on Eisenhower Parkway (US Highway 80) between I-75 and I-475. Minutes from the newly renovated Macon Mall, which includes a new 12,000 seat outdoor amphitheater, as well as the world's largest indoor pickleball sports complex.

NEARBY BUSINESSES: Devon Self Storage, ARK Self Storage, Walsh Honda, Grainger Industrial Supply, Academy Sports, Macon State Farmers Market, Lowe's, Central Georgia Technical College, Havertys, Applebee's, Harbor Freight, Builders First Source, and many other retailers and restaurants.

Sale Price: \$500,000

**FOR MORE
INFORMATION
CONTACT**

Joseph Bowen, Commercial Sales & Leasing
478-746-9421 (O) | 478-538-6026 (C)
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Larry E. Crumbley, CPM, CCIM, SIOR
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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

2023	1 Mile	3 Mile	5 Mile
Population	4,730	55,125	86,029
Median Age	38.5	33.3	34.5
Average HH Income	\$37,592	\$43,909	\$32,645

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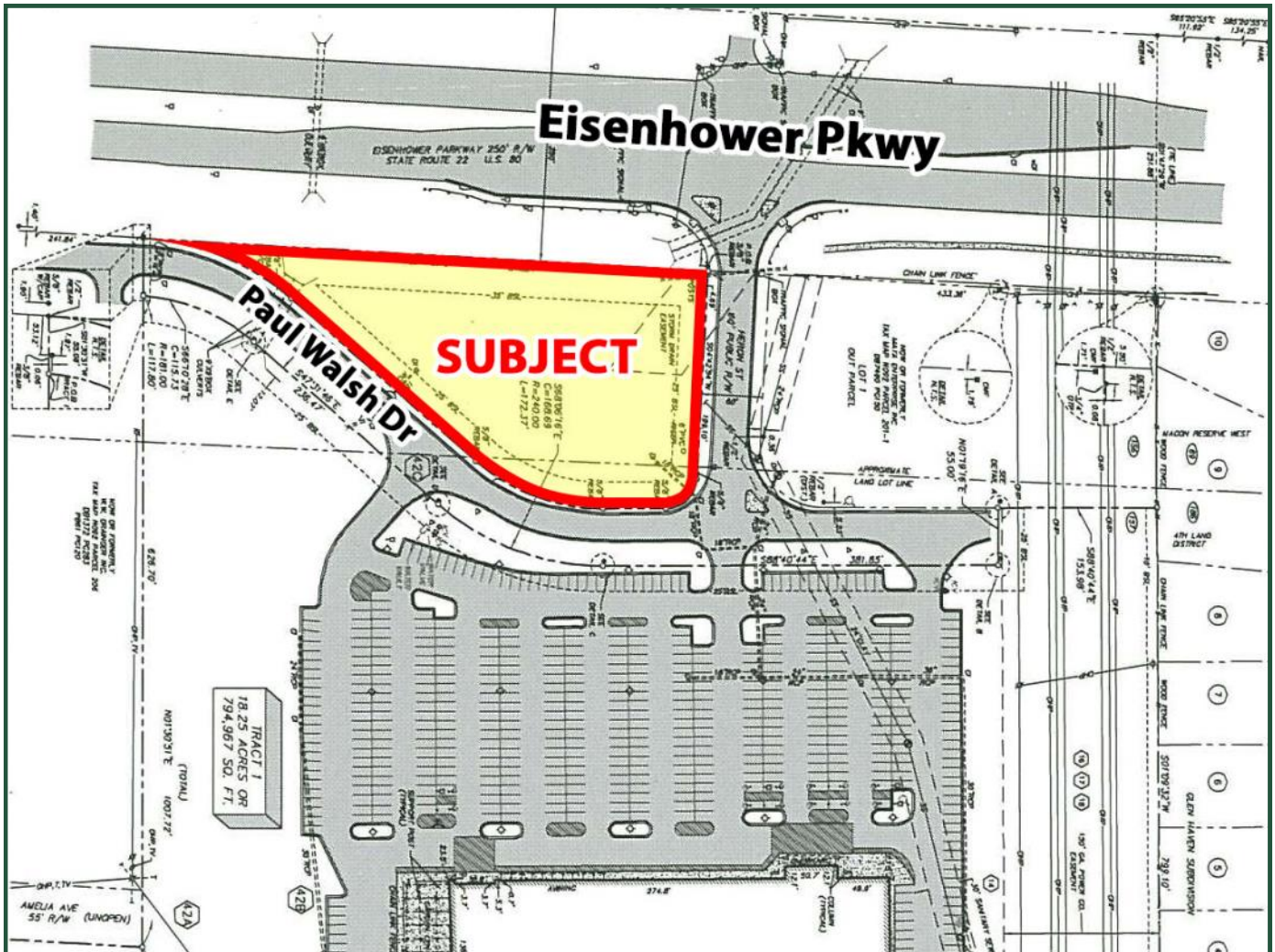
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SURVEY



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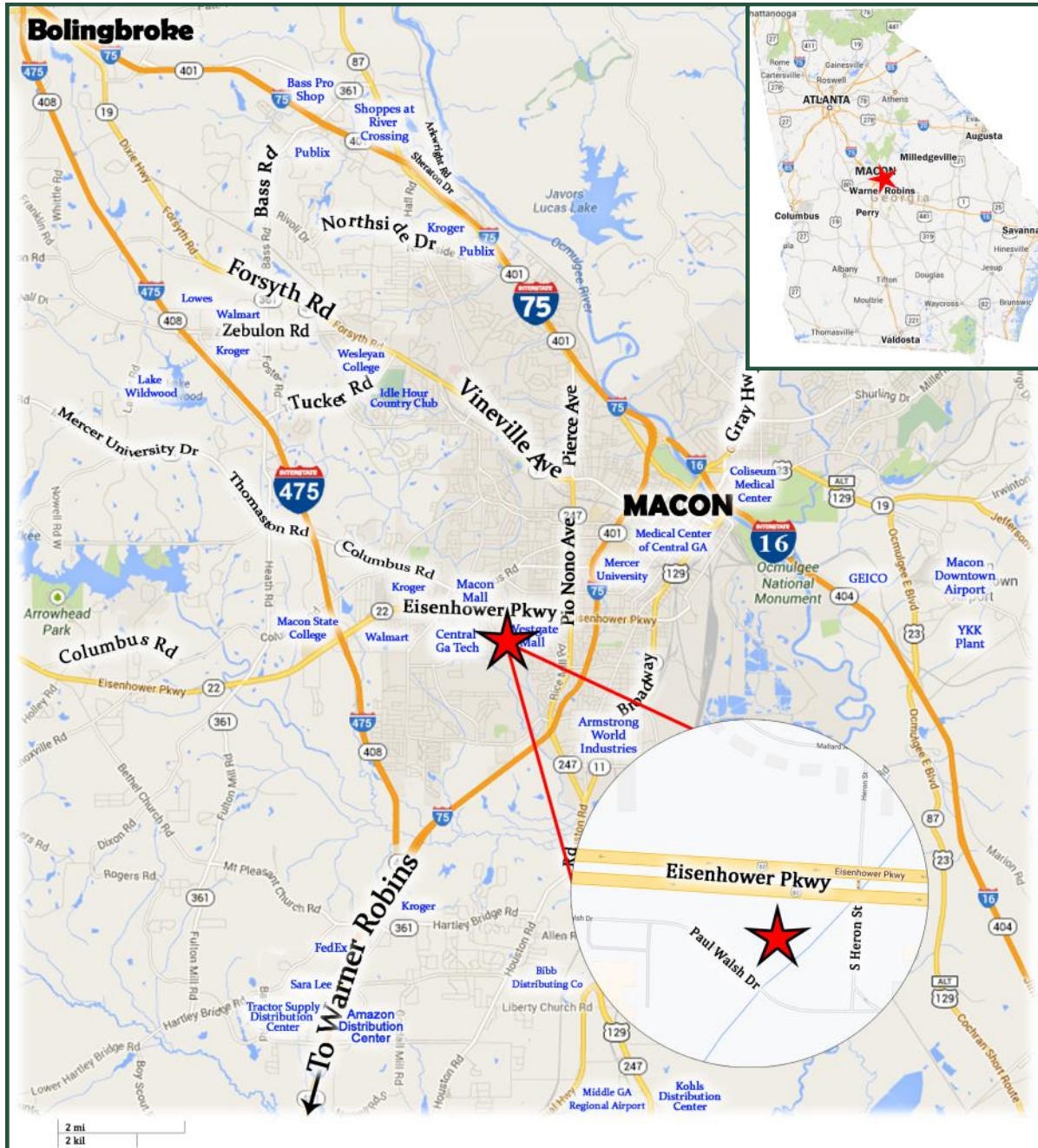
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AREA MAP



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