2.08 ACRES - FOR SALE

4740 Mount Pleasant Church Road Macon, GA 31216





Lot Size: 2.08 Acres

250' on Mount Pleasant Church Road Frontage:

Depth: 350' on Hartley Bridge Road

Utilities: All Available: Sewer access ±700' from site

Topography: Flat Zoning: C-1

Traffic Count: 7,570 VPD - Mount Pleasant Church Road

20,300 VPD - Hartley Bridge Road

91,100 VPD - I-75

Property is located adjacent to a future mixed-use development on Hartley Bridge Road, and is Location:

less than ½ mile west of I-75 at Exit 1. Great location for restaurant, retail, office, etc.

Convenience store is restricted due to close proximity to residential (adjacent property to the south). Neighbors include Circle K, Dairy Queen, McDonald's, Zaxby's, CVS, Advance Auto Parts, Little Caesars Pizza, FoamWorks Auto Spa, as well as future locations of Captain D's and Huey

Population

Median Age

Average HH Income

Magoo's.

Sale Price: \$800,000

FOR MORE INFORMATION CONTACT

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Patty Burns, CCIM, ALC 478-746-9421 (O) 478-951-5100 (C) patty@fickling.com

361

40.4

\$103,064

13,338

37.4

\$84,439

34,468

35.4

\$77,438

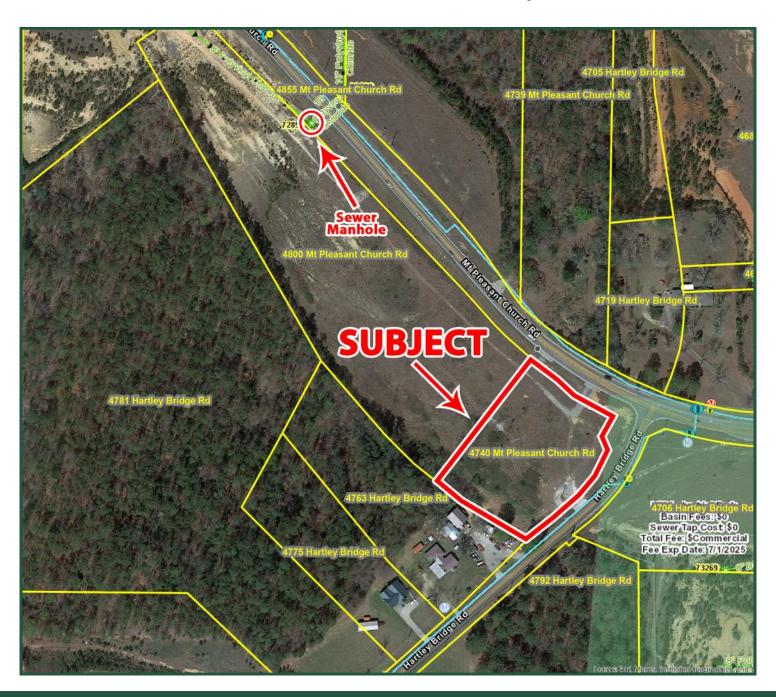
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Sewer & Water Availability



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