

±19,030 SF Value-Add Building on 1.89 AC
5335 Hawkinsville Road (Hwy 247/US 41)
Macon, GA 31216



Summary

Area Info

Photos

In The Area Aerial

Site Map

Agent Info



SALE PRICE: \$550,000.00

CONTACT

Jenny Howell, Commercial Sales & Leasing
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Licensed in Florida and Georgia
Also fluent in Spanish and Portuguese



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PROPERTY INFORMATION

BUILDING

Property Address: 5335 Hawkinsville Road
Macon, GA 31216

Taxes: \$4,097.85 (2025)

Building Size: ±19,030 SF

Year Built: 1956

Utilities: All available

Parking: Ample, paved

Traffic Count: Houston Road - 10,313 VPD
Hawkinsville Road - 27,271 VPD

Frontage: Hawkinsville Road - 268.9'

SITE

Site Size: 1.89 Acres

Parcel ID: P120-0020

County: Bibb

Zoning: M-1 - Light Industrial

SALE PRICE: \$550,000.00

Demographics 2026	5 Miles	10 Miles	15 Miles
Population	42,586	190,489	316,681
Avg HH Income	\$64,569	\$80,820	\$95,552
Median Age	35.4	36.5	37.0

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PROPERTY INFORMATION

DESCRIPTION

±19,030 SF value-add commercial property on 1.89 acres with frontage on Hawkinsville Road (US Highway 41 and Highway 247). Zoned M-1 Light Industrial, the property supports a variety of uses including warehouse, storage, light manufacturing, distribution, entertainment, retail redevelopment, and other adaptive reuse opportunities. Features include ample parking, dual curb cuts providing convenient ingress and egress, a recently updated roof (TPO layover), updated HVAC, and a strategic location near Middle Georgia Regional Airport, Hartley Bridge Road, and Macon's growing industrial corridor.

LOCATION

Conveniently located on Hawkinsville Road (US Highway 41 / Highway 247), one of the main corridors from Macon to Byron and Warner Robins. Property is also minutes away from the highly trafficked Hartley Bridge Road.

Surrounding businesses include Middle GA Regional Airport, Robins Air Force Base, Kumho Tires, Irving Tissue, United Rentals, National Equipment Dealers, Gray Line Storage, Walthall Oil Company, Truck and Trailer of Macon, and many more retailers, restaurants, industrial businesses, and professional businesses.

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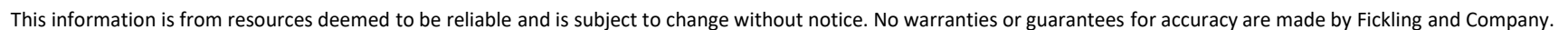
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FICKLING
& COMPANY

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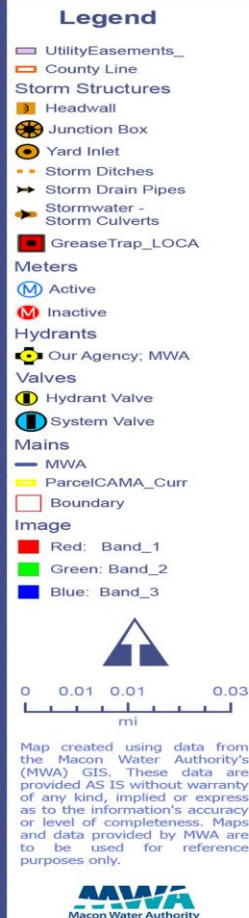
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Legend

- Utility Easements_
- County Line
- Storm Structures
 - Catch Basin
 - Drop Inlet
 - Headwall
 - Junction Box
 - Yard Inlet
 - Storm Ditches
 - Storm Drain Pipes
 - Stormwater - Storm Culverts
 - HVP Sites
- GreaseTrap_LOCA
- Manholes
 - MWA Manhole
 - Private Manhole
- Gravity Mains
 - Private
 - MWA
- Hydrants
 - Our Agency; MWA
- Valves
 - Bypass Valve
 - Hydrant Valve
 - System Valve
- Mains
 - MWA
 - Water Structures
 - ParcelCAMA_Curr

Map created using data from the Macon Water Authority's (MWA) GIS. These data are provided AS IS without warranty of any kind, implied or express as to the information's accuracy or level of completeness. Maps and data provided by MWA are to be used for reference purposes only.



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AGENT INFORMATION



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.](#) 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 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 of experience in the commercial real estate business.

Presented by: Jenny Howell

With over two decades of experience in sales, marketing, and business development, Jenny Howell combines global hospitality expertise with deep commercial real estate insight. Before entering real estate, Jenny was Director of Sales and Marketing for luxury resorts in Miami Beach, where she led diverse teams and managed multimillion-dollar accounts. Her background negotiating with international clients and driving large-scale revenue growth now informs her success in brokerage.

Jenny represents industrial and medical tenants, national franchisees, and institutional landlords, specializing in land sales for commercial and multifamily development. Fluent in English, Spanish (native), and Portuguese, she connects seamlessly across markets and cultures. An active community leader, Jenny serves on the Board of Directors for the Greater Macon Chamber of Commerce, volunteers with Visit Macon, and is a proud member of CCIM (Candidate), ACBR, and GHCC.

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