

FOR SALE OR LEASE

Commercial Building with Attached Open Air Garage
722 Martin Luther King Jr Boulevard
Macon, Ga 31201



Summary

Area Info

Photos

Aerial

Site Map



REDUCED SALE PRICE: \$375,000

LEASE PRICE: \$3,200/month

CONTACT

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Macon, GA 31201

478.746.9421 Office

<https://commercial.fickling.com>

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PROPERTY INFORMATION

BUILDING

Property Address: 722 Martin Luther King Jr Boulevard
Macon, GA 31201

County: Bibb

Total Size: 3,131 SF – Building
Approx. 1,700 SF – Attached Open-Air Garage

Utilities: Water, Sewer, & Electricity Available

Year Built: 1954 – Actual
1970 – Effective

Parking: Small Paved Lot
6-7 Spaces

Traffic Count: MLK Jr Boulevard – 20,978 VPD
5th Street – 1,709 VPD

Uses: Great Development Opportunity! Possible uses
Convenient Store, Wholesale Distribution, or
Showroom/Storage

SITE

Site Size: 0.23 Acres

Parcel ID: R081-0073

Zoning: CBD-2

Frontage: 100± ft on MLK Jr Boulevard

Property Taxes: \$540.75 (Est. 2023)

REDUCED PRICE: \$375,000
~~SALE PRICE: \$450,000~~
LEASE PRICE: \$3,200/month

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	5,496	38,867	81,122
Avg HH Income	\$66,890	\$51,023	\$60,006
Median Age	34.2	34.4	34.9

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NOTES

Former 3,131 SF Convenient Store. Property has an attached open-air garage approximately 1,700 SF. Second floor has been converted into an office space. Great Development Opportunity! Possible uses Convenient Store, Wholesale Distribution, or Showroom/Storage.

LOCATION

Conveniently located on Martin Luther King Jr Boulevard in Downtown Macon. Property is approximately 1± mile from Interstate 16 and 1.2± miles from Interstate 75. Surrounding neighbors include Atrium Health Navicent, Wilson Bryant Heating & Air, Broadway Lofts, Henderson Chemical, Macon/Bibb Co Water Authority, Unique II, Department of Family & Children's Services, and many others.



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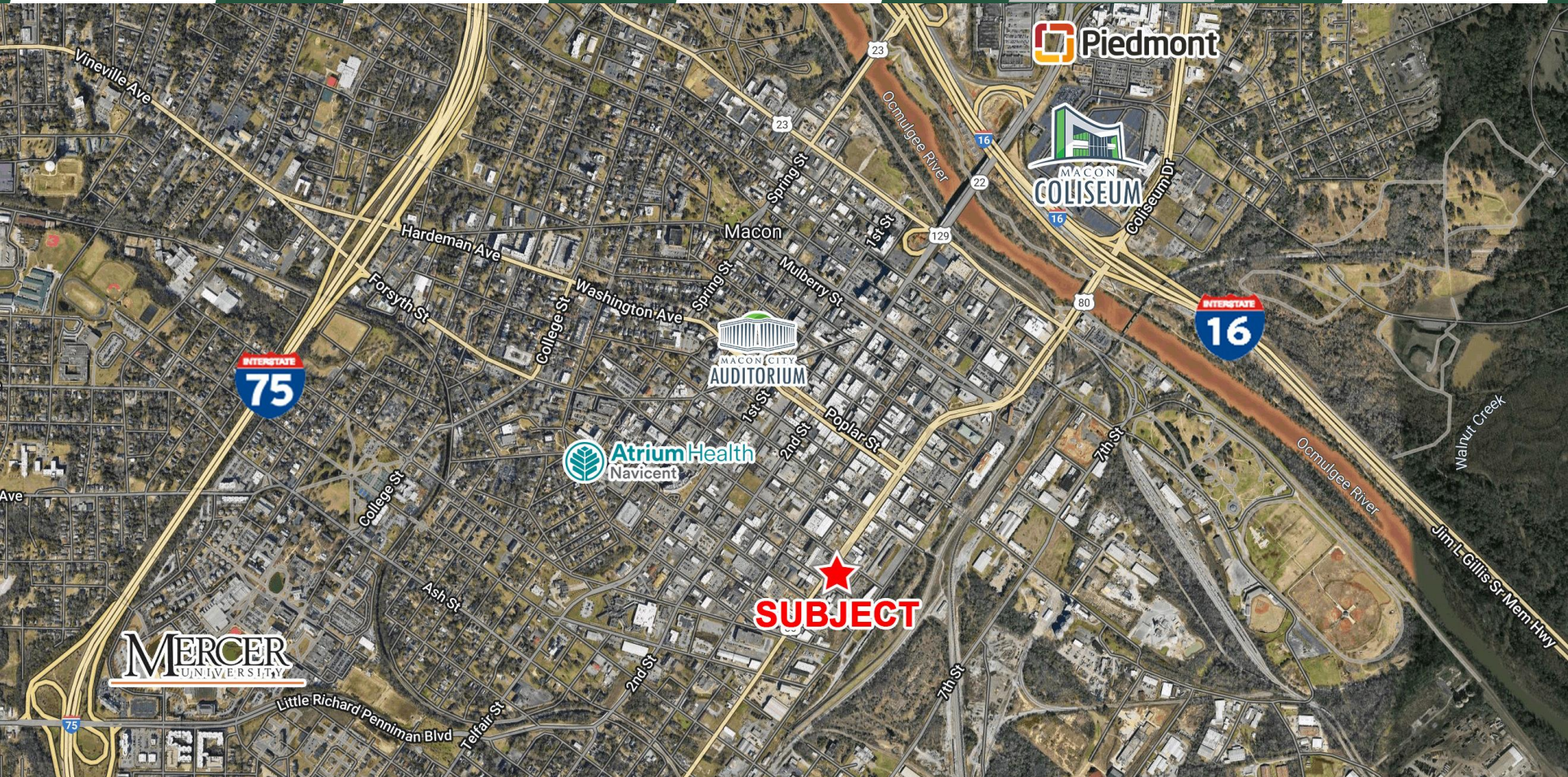
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