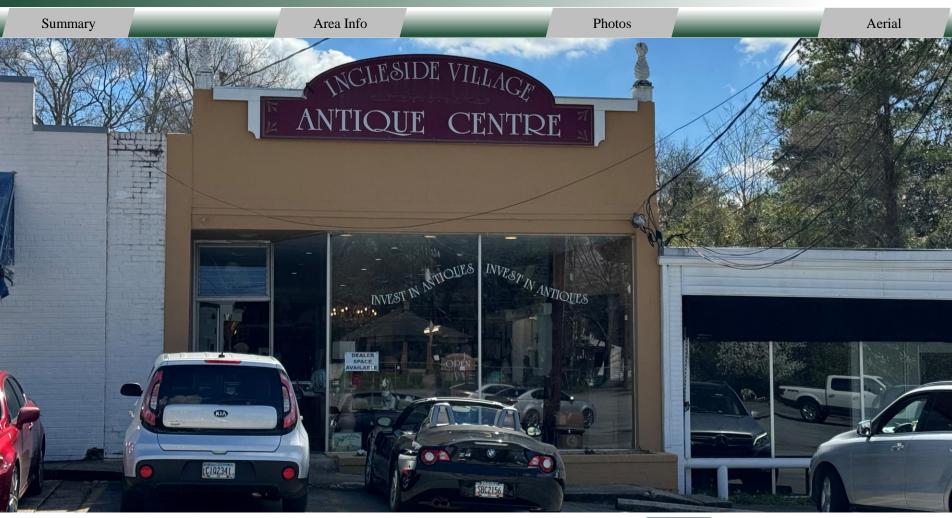
# Income Producing Investment – Building & Business 2340 Ingleside Avenue Macon, GA 31204





CONTACT

Patty Burns, CCIM, ALC 478-746-9421 Office 478-951-5100 Cell patty@fickling.com Trip Wilhoit, CCIM, ALC 478-746-9421 Office 478-960-4080 Cell trip@fickling.com



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Summary

Area Info

Photos

Aerial

#### PROPERTY INFORMATION

### BUILDING

**Property Address:** 2340 Ingleside Avenue

Macon, GA 31204

County: Bibb

**Total Size:** 4,800 SF

1st Floor: 3,300 SF

2<sup>nd</sup> Floor: 1,500 SF

Year Built: 1980

**Taxes (2023 Est.):** \$1,690.00

**Improvements:** New roof and interior refurbished

(new floor & ceiling) 2023

**Rental Space/Booths:** Spaces vary in size and rental rate

**Utilities:** All Available

#### SITE

**Site Size:** 0.09 Acres

**Parcel ID:** P063-0291

**Zoning:** C-1

**Traffic Count:** 5,990 Vehicles Per Day

### **Sale Price: \$395,000**

### **CALL AGENT FOR FINANCIALS**

Demographics 2023	1 Mile	3 Miles	5 Miles
Population	6,329	50,753	92,156
Avg HH Income	\$74,080	\$63,585	\$64,647
Median Age	38.7	36.8	35.9

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#### AREA INFORMATION

#### **LOCATION**

Located in historic Ingleside Village, with great visibility and traffic. Easy access to I-75 via Riverside Drive. Neighbors and nearby businesses include Ingleside Village Pizza, Society Garden, Oh Honey Bakery, GEM Cleaners, Bobo's Dance Supply, the Middle Georgia Art Association, Cross Stitcher's Ark, Creter's, Kay-Lynn Massage, FanBoy Collectibles, and many other retail and restaurant locations.

#### NOTES

The Ingleside Village Antique Centre opened in 2002. Hours of operation is Tuesday through Saturday from 11:00 AM to 5:00 PM.

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#### **BOOTH RENTAL BREAKDOWN**

Booths - 1st Floor		
Number of Booths	Rental Rate per Booth	
2	\$75	
1	\$100	
2	\$125	
1	\$140	
9	\$150	
3	\$160	
1	\$175	
2	\$200	
1	\$250	
1	\$275	
2	\$285	
1	\$325	
1	\$700	

<b>Booths – 2nd Floor</b>	
Number of Booths	Rental Rate per Booth
1	\$200
1	\$250
1	\$400



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