

**OUTPARCEL FOR SALE**  
3694 Mercer University Drive  
Macon, Georgia 31204



**Seller Motivated**

**LAND AREA:** .64 acres - Commercial Lot with paving, pylon sign and 2,670 sf building pad

**LOCATION:** Located near Macon Mall with excellent exposure

**REAL ESTATE**

**TAXES:** \$1,766.58 (2019)

**UTILITIES:** All available

**ZONING:** PDC

**TRAFFIC:** 29,700 vehicles per day

**NEARBY**

**BUSINESSES:** Kens Stereo Junction, Subway, Foot Locker, Big Lots, & SunTrust Bank

~~**Sale Price: \$249,000**~~  
**Reduced Price: \$150,000**

2020 DEMOS	1 mile	3 mile	5 mile
Population	4,802	50,602	91,017
Avg. HH Income	\$37,544	\$44,714	\$55,192
Median Age	33.9	32.9	34.8



**FOR MORE  
INFORMATION  
CONTACT**

**Larry E. Crumbley, CPM, CCIM, SIOR**  
478-746-9421  
478-737-3381  
lcrumbley@fickling.com

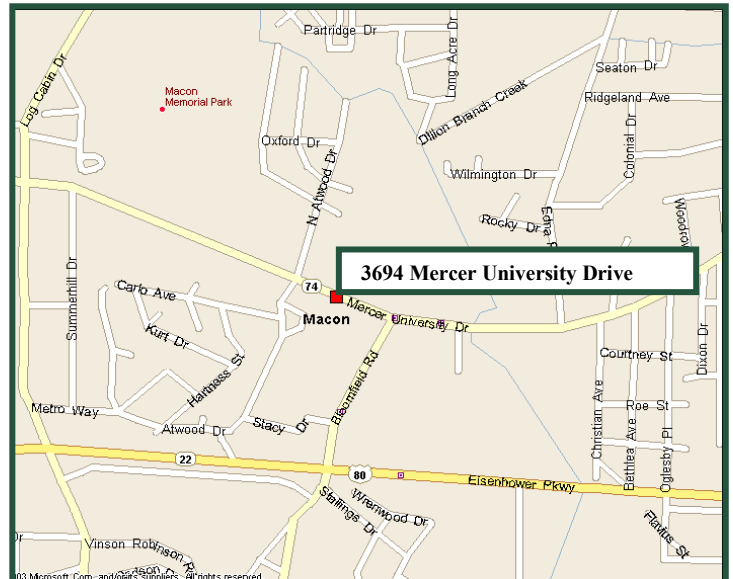
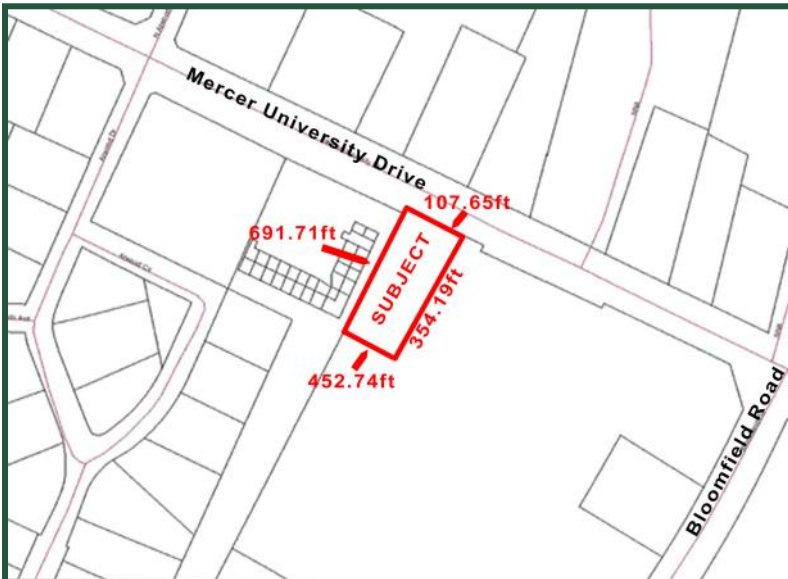


**commercial.fickling.com**

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This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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**FICKLING & COMPANY**  
A Full Service Real Estate Company  
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