

Office Building For Sale or Lease  
1180 Eisenhower Parkway  
Macon, GA 31206



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map

**Two Blocks from I-75  
North & South Access**



**SALE PRICE: \$699,000.00 (\$38.61/SF)** Owner Financing Available

**LEASE RATE: \$7,200.00/mo NNN (\$4.77/SF)** Estimated Insurance - \$0.56/SF, Estimated Taxes - \$0.57/SF

**CONTACT**

**Lan Heath**  
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577 Mulberry St, Suite 1100  
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**PROPERTY INFORMATION**

**BUILDING**

**Property Address:** 1180 Eisenhower Parkway  
 Macon, GA 31206

**Total Size:** 18,104 SF

**Year Built:** 1981, 1987

**Taxes:** \$10,290 (2024 est.)

**Frontage:** 235'

**Topography:** Level at front, steep grade to rear

**Utilities:** All Available

**Ceiling Height:** 8' - 12'

**Loading Docks:** 1 dock high, 5 drive in

**Parking:** 65 spaces, paved

**Traffic Count:** Eisenhower Parkway - 22,500 VPD

**SITE**

**Site Size:** 1.19 Acres

**Parcel IDs:** P091-0434, P091-0467, P091-0431

**County:** Bibb

**Zoning:** C-2


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Demographics 2024	1 Mile	3 Miles	5 Miles
Population	7,562	47,615	84,045
Avg HH Income	\$31,328	\$46,402	\$59,229
Median Age	36.4	35.0	35.4

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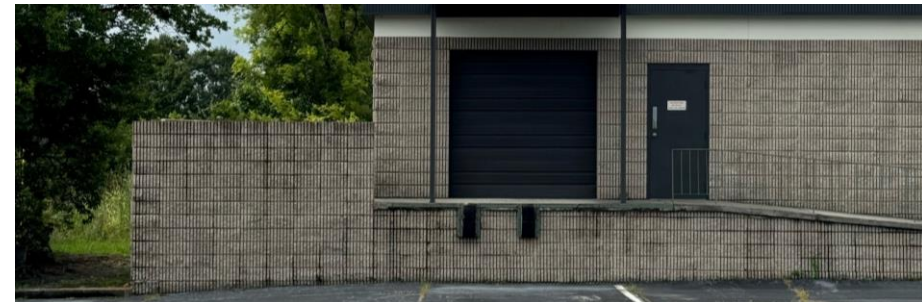
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Property consists of 18,104 SF building situated on 3 parcels totaling 1.19 Acres, all lots are zoned C-2. Site has level topography at front of lot, with a steep grade to the rear. Frontage is 235' on Eisenhower Parkway. Utilities to site include water, sewer, power, gas, & data.

Building has excellent visibility on one of Macon's high traffic corridors, and is easily accessible to I-75 northbound and southbound. Office buildings were constructed in 1981 & 1987, and consist of multiple offices, restrooms, work areas, conference rooms, and a basement storage/warehouse area. Building has one (1) dock high door and five (5) drive in doors.

Nearby businesses include Econo Auto Painting, Trench Guys, Westgate Industrial Park, and several other retail, office, and fast-food restaurant locations.



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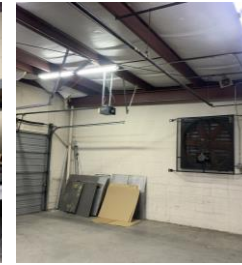
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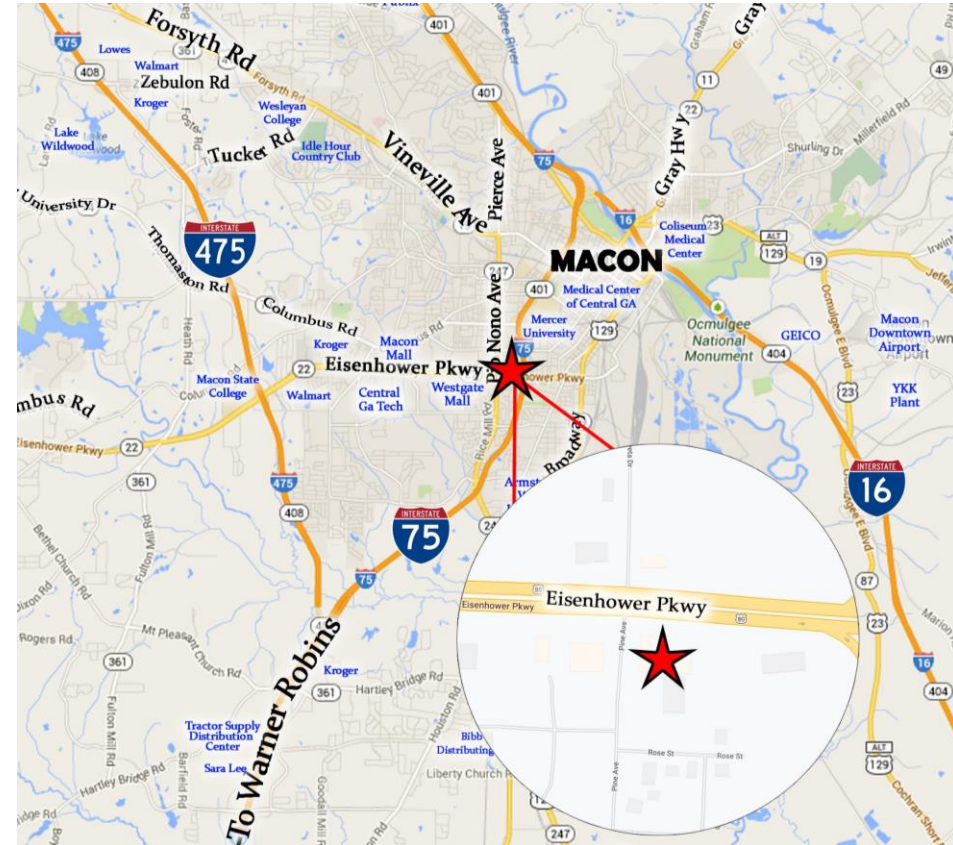
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## SITE MAP



## AREA MAP



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