

**FOR SALE – Retail Building**  
3627 Mercer University Drive  
Macon, GA 31204



Summary

Area Info

Photos

Aerial

Site Map



**REDUCED PRICE: \$899,000.00**

**~~SALE PRICE: \$1,600,000.00~~**

**CONTACT**

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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 3627 Mercer University Drive  
Macon, GA 31204

**County:** Bibb

**Year Built:** 1984

**Taxes:** \$4,141.58 (Est. 2024)

**Total Size:** 8,692 SF

**Ceiling Height:** 10'

**Utilities:** Public Water & Sewer  
Telecom  
Electric

**Parking:** 36 Parking Spaces

**Traffic Count:** Mercer University Drive – 24,400  
Bloomfield Road – 8,750

### SITE

**Site Size:** 0.78 Acres

**Parcel ID:** M084-0007

**Zoning:** C-2

**Frontage:** 125'± ft on Mercer University Drive

**Topography:** Level

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Demographics 2024	1 Mile	3 Miles	5 Miles
Population	4,795	50,667	91,009
Avg HH Income	\$38,419	\$55,777	\$73,636
Median Age	33.4	33.0	35.0

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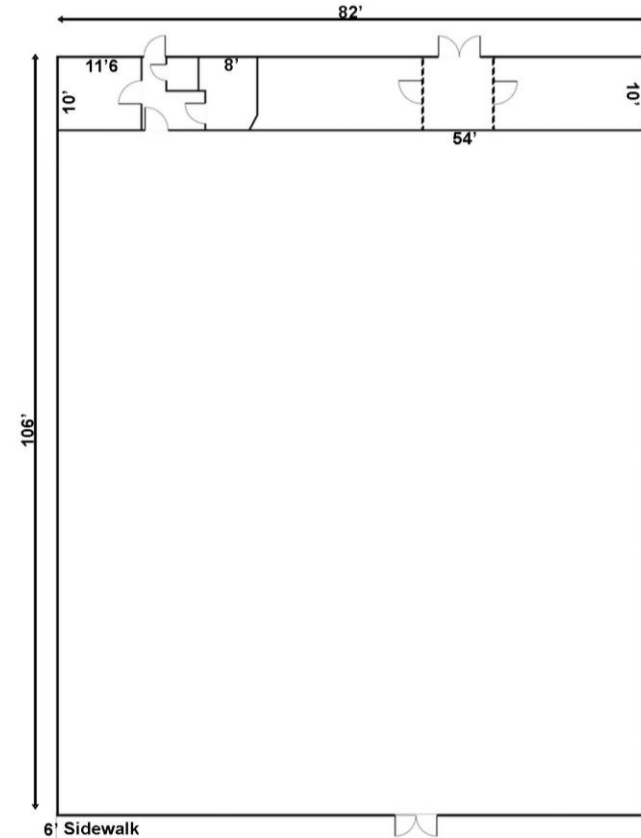
## AREA INFORMATION

### NOTES

8,692 SF freestanding retail building available. Mostly open floorplan allows for easy modification for a variety of uses. Property sits on a 0.78 Acre lot and has ample parking (36 spaces). Great visibility on Mercer University Drive.

### LOCATION

Located on Mercer University Drive, just minutes away from the Atrium Health Amphitheatre and The Macon Mall. Other surrounding neighbors include Ollie's Bargain Outlet, Rack Room Shoes, Cato, Foot Locker, Pizza Hut, No Name Chicken, Burger King, Ken's Stereo Macon, Capital City Bank, Title Max, Loan Max, and many more restaurants, retailers, and businesses.



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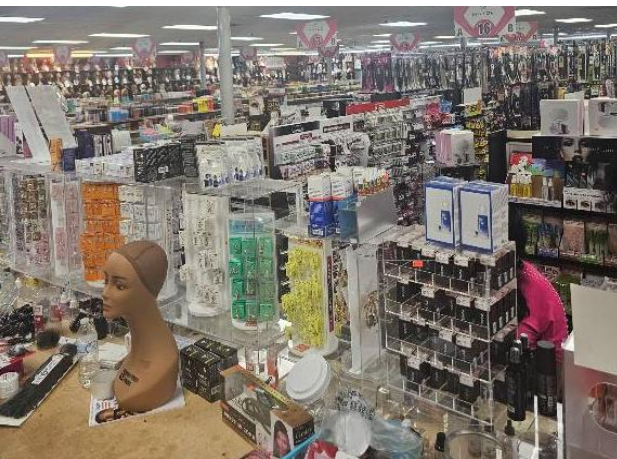
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