

16,616 SF Commercial Building | Adaptive Reuse on 1.3 AC
1122, 1145 Gray Highway (US 129) & 1129 Clinton Rd
Macon, GA 31211



Summary

Area Info

Photos

Floor Plans

Aerial

Agent Info



CONTACT

Jenny Howell
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Licensed in Georgia and Florida
Also fluent in Spanish and Portuguese



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PROPERTY INFORMATION

BUILDING

Property Addresses: 1122 Gray Highway
1145 Gray Highway
1129 Clinton Road
Macon GA 31211

County: Bibb

Building Size: 16,616± SF

Utilities: Water, Sewer, Power, Gas, and
Telecommunications On Site

Parking: Ample (4/1,000 SF)

Traffic Count: Gray Highway – 42,900 VPD
Clinton Rd – 4,050 VPD

SITE

Site Size: 1.29 AC

Parcel ID: R064-0244, R064-0241, R064-0390

Zoning: C-4

Demographics 2026	3 Mile	5 Miles	10 Miles
Population	33,826	75,049	159,256
Avg HH Income	\$63,236	\$67,429	\$85,826
Median Age	35.3	35.8	36.6

SALE PRICE: \$845,000

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SITE

16,616 SF value-add commercial building situated on 1.29 acres (three parcels) with frontage on highly traveled US-129 (Gray Highway), less than half a mile from the I-16 and I-75 interchange. Originally designed for medical use, the two-story building includes a 1,567 SF usable basement, and approximately 4 parking spaces per 1,000 SF. All major utilities are on site, including water, sewer, natural gas, electricity, and telecommunications. The property's size, 1.29-acre footprint, and high-visibility location support a variety of value-add and adaptive reuse opportunities.

LOCATION

Property located in commercial corridor off of Gray Highway. Prominent neighbors include Kroger, Walmart, USPS, Bank of America, O'Reilly Auto Parts, Jiffy Lube, Sherwin Williams, Waffle House, Subway, Papa Johns, Zaxby's, Dunkin', QT, Marathon, Chevron, and many others.

HIGHLIGHT

- Less than ½ mile from the I-16 / I-75 interchange
- High visibility frontage on heavily traveled US-129/Gray Highway
- Ideal for retail, service, medical, behavioral health, government, or professional office
- 16,616 SF commercial building on 1.29 acres (across 3 parcels)
- Floor plans available including 1,567 SF usable basement (Contact Agent for details)
- 4:1,000 SF parking ratio with existing infrastructure in place

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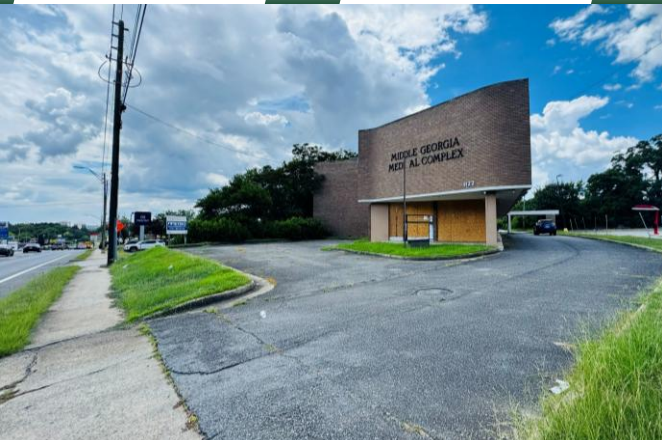
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Clinton Road Entrance

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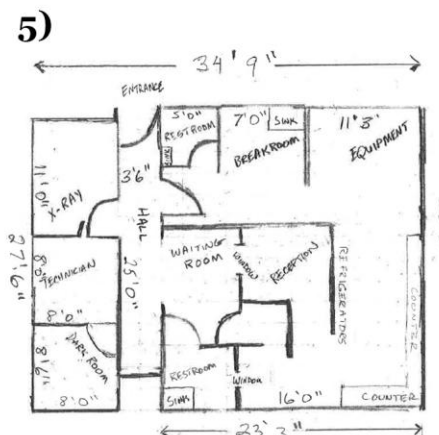
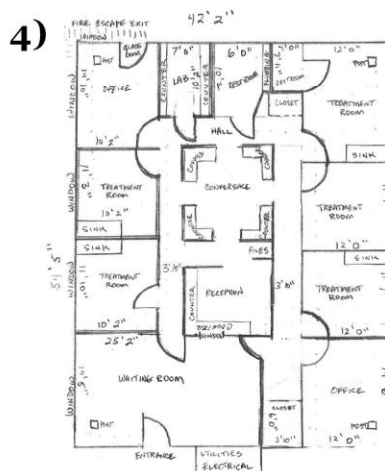
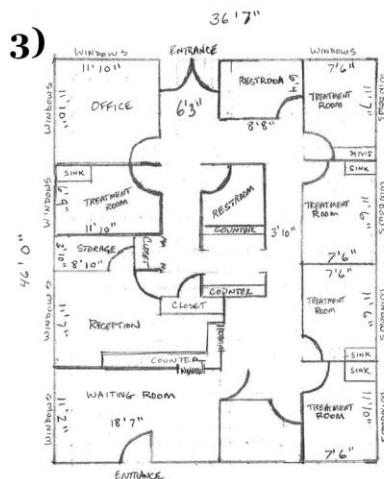
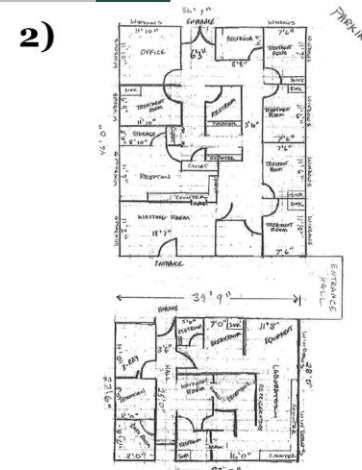
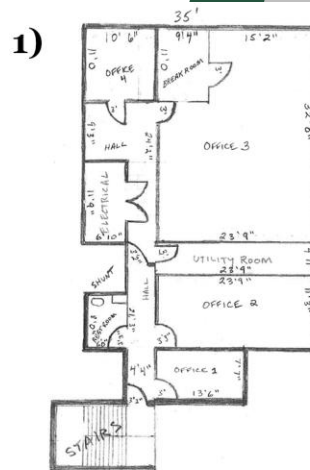
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Agent Info

- 1) Basement Offices
1759 SF total
- 2) Ground Floor
2642 SF total
- 3) Ground Floor Office
West Suite
1683 SF Total
- 4) Second Floor Office
West Suite
2302 SF Total
- 5) Ground Floor Laboratory
959 SF Total



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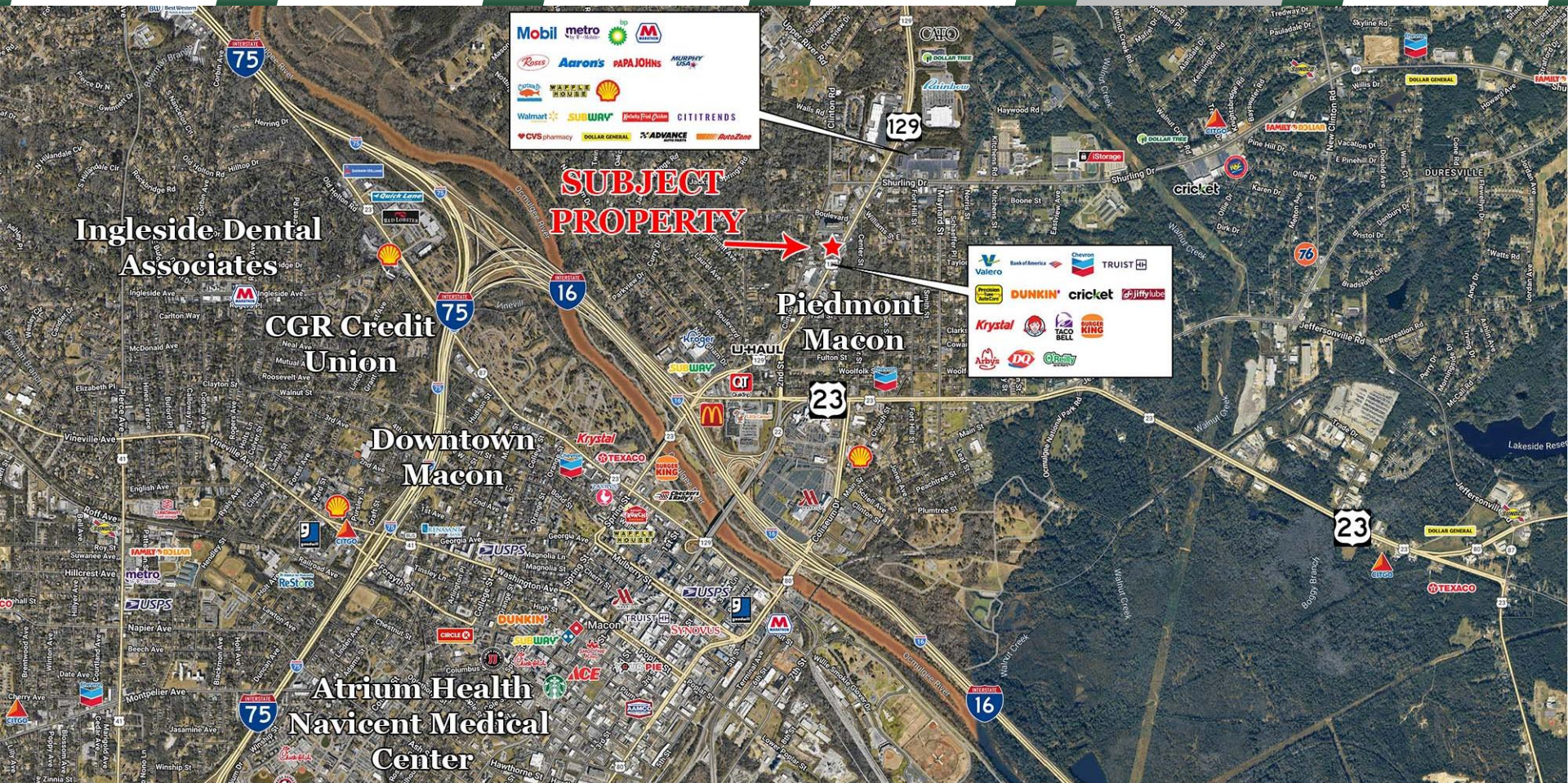
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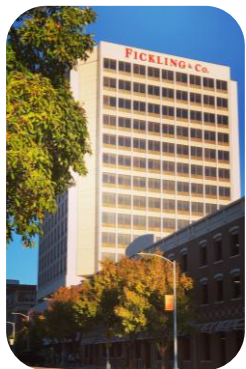
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AGENT INFORMATION



Fickling & Company, Inc. has been setting the standards for Real Estate Services in southeastern secondary markets since its founding in 1939 as Fickling & Walker, Inc. Fickling & Company, Inc. is a full-service real estate and development firm headquartered in Macon, GA.

Fickling & Company provides professional commercial real estate consulting to both buyers and sellers, commercial property sales, and commercial property leasing and property management - all under one roof. The Company's heritage includes the development of more than one hundred subdivisions and apartment communities in Middle Georgia, as well as countless commercial developments throughout the Southeast.

Our licensed Commercial Sales and Leasing Agents are the experts in this industry and combined have over 100 years' experience in the commercial real estate business.



Presented by: Jenny Howell

With over two decades of experience in sales, marketing, and business development, Jenny Howell combines global hospitality expertise with deep commercial real estate insight. Before entering real estate, Jenny was Director of Sales and Marketing for luxury resorts in Miami Beach, where she led diverse teams and managed multimillion-dollar accounts. Her background negotiating with international clients and driving large-scale revenue growth now informs her success in brokerage.

Jenny represents industrial and medical tenants, national franchisees, and institutional landlords, specializing in land sales for commercial and multifamily development. Fluent in English, Spanish (native), and Portuguese, she connects seamlessly across markets and cultures. An active community leader, Jenny serves on the Board of Directors for the Greater Macon Chamber of Commerce, volunteers with Visit Macon, and is a proud member of CCIM (Candidate), ACBR, and GHCC.

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