

FREESTANDING OFFICE FOR SALE

2357 Pio Nono Avenue
Macon, GA 31206



Summary

Area Info

Photos

Aerial

Site Map



CONTACT

Paul Laneback

478-746-9421 Office

478-361-3190 Cell

planeback@fickling.com



577 Mulberry St, Suite 1100

Macon, GA 31201

478.746.9421 Office

<https://commercial.fickling.com>

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PROPERTY INFORMATION

BUILDING

Property Address:

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Year Built:

1999

Total Size:

3,111 SF
First Floor: 2,501 SF
Second Floor: 610 SF

Taxes:

\$3,610.96 (2024 est.)

Utilities:

All available

Parking:

Ample, paved

Traffic Count:

Pio Nono Avenue - 15,900 VPD
Eisenhower Parkway - 20,500 VPD

SITE

Site Size:

0.26 Acres

Parcel ID:

O084-0305

County:

Bibb

Zoning:

R-3

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	7,069	50,849	84,972
Avg HH Income	\$37,587	\$52,294	\$62,709
Median Age	35.4	33.6	34.3

REDUCED PRICE: \$399,000
~~SALE PRICE: \$420,000~~

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The logo for Fickling & Company features a green square icon with four interlocking circles on the left, and the text "FICKLING & COMPANY" in a serif font on the right, with the ampersand in red.

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SPACE & BUILDING NOTES

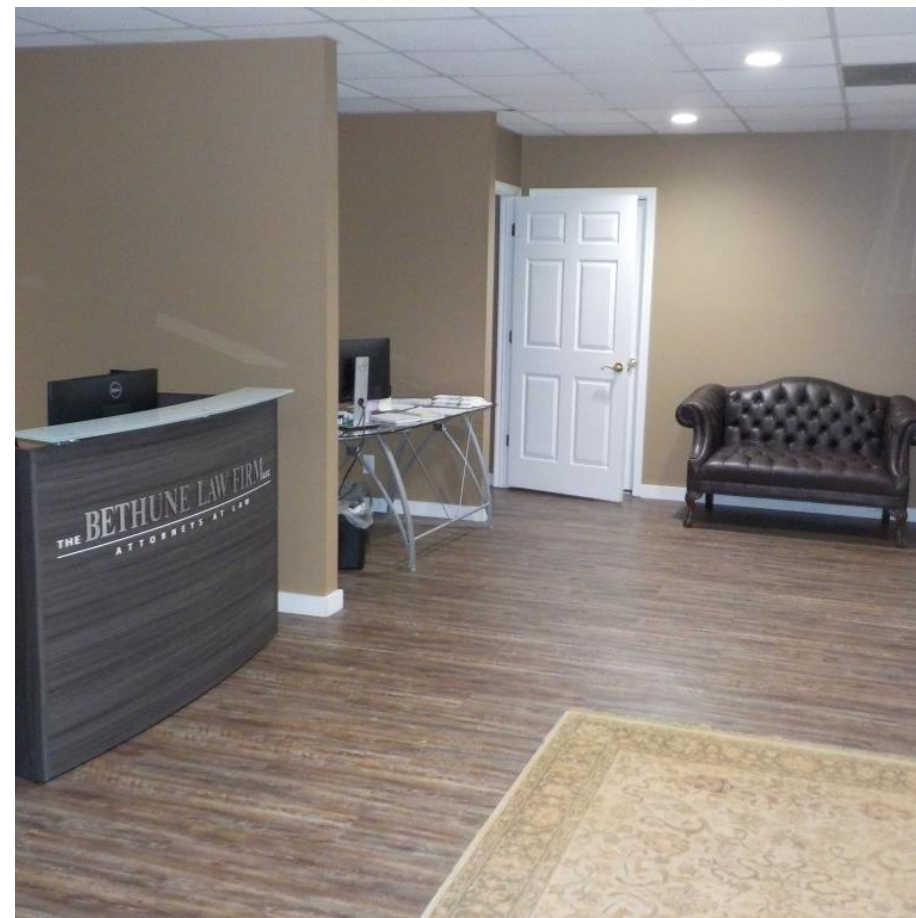
The building has 2,501 SF on the first floor and 610 SF on the second floor. Downstairs has a reception area, waiting room, five (5) offices, two (2) restrooms, and a breakroom. The second floor has a large executive office with smaller office/conference room and restroom that includes a shower. The building is brick veneer with vinyl siding and is in good move-in condition. The interior is painted dry wall with ceramic tile, LVP, and carpet flooring. It has good wood molding, and ceilings are a mix of suspended acoustical and drywall with flush mounted incandescent lighting. Nine paved parking spaces on site.

LOCATION

Located just north of the Pio Nono Avenue & Eisenhower Parkway intersection, with a center turn lane on Pio Nono Avenue. Less than one mile from the I-75 and Eisenhower Parkway intersection. Nearby businesses include O'Reilly, AutoZone, Church's Chicken, Family Dollar, McDonald's, Wendy's, and other retail and restaurant establishments.

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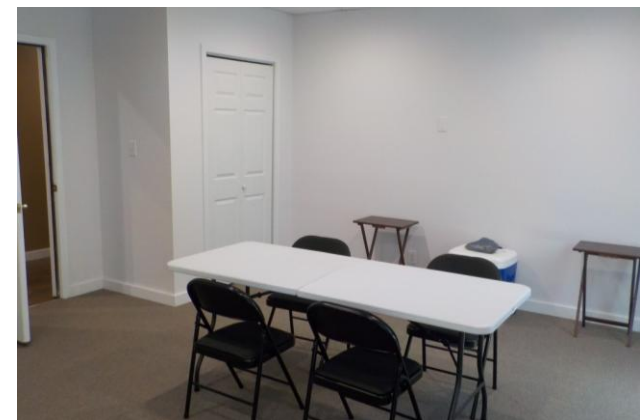
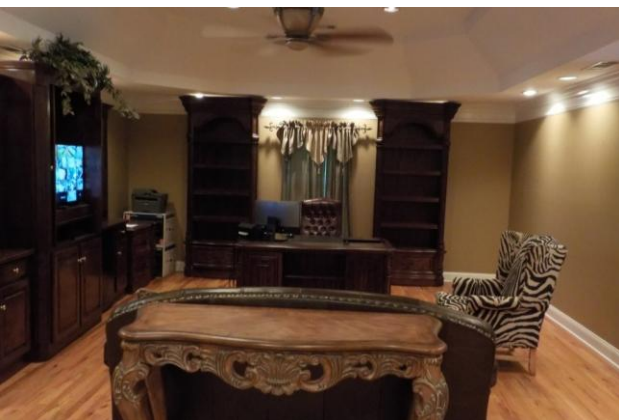
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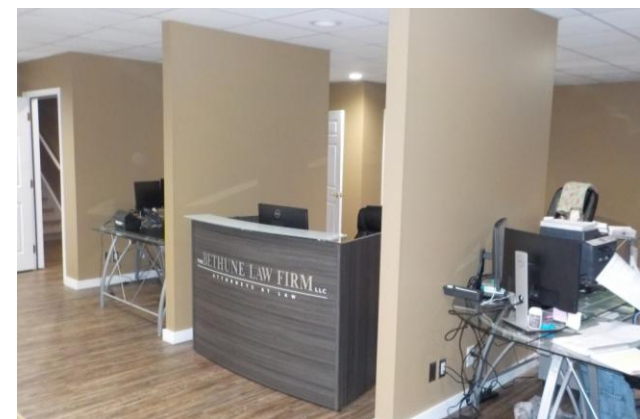
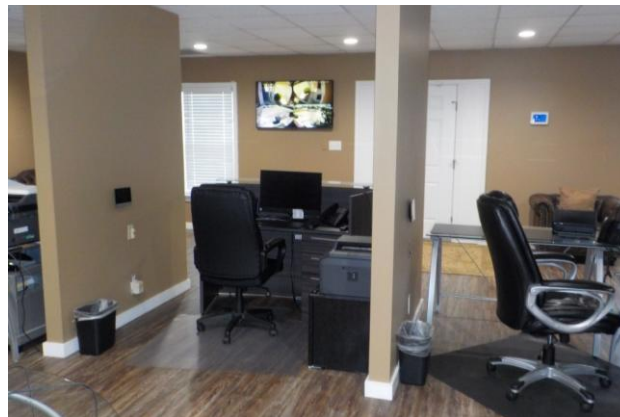
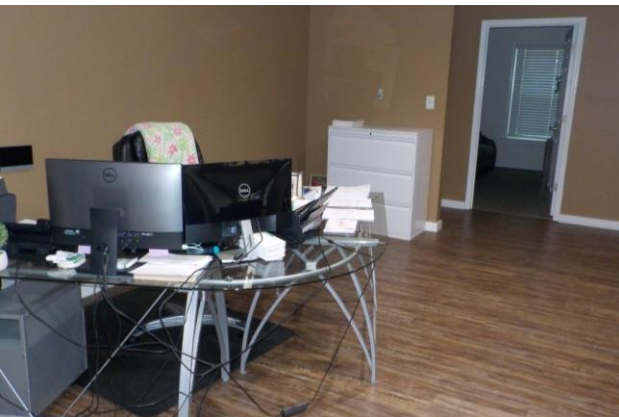
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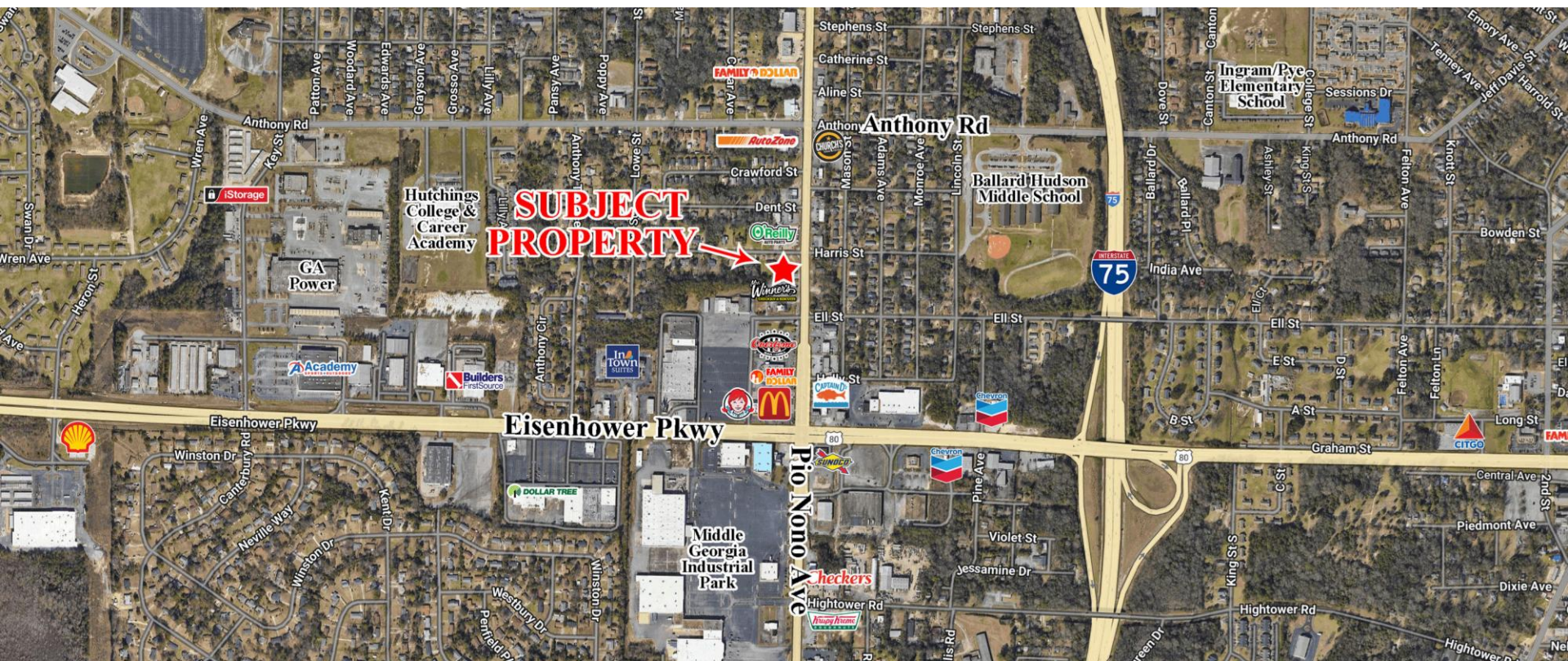
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