

FOR SALE or LEASE

Convenience Store, Subway & Retail Space
2440 Shurling Dr | Macon | GA | 31211



Bldg Size: 12,600 sf (5,000 sf Convenient Store - Open)
(2,600 sf Subway Location - Open)
(5,000 sf Space Available - FOR LEASE)
(960 sf building - Building out front on left - FOR LEASE)

Lot Size: 1.82 Acres

Frontage: 270' Shurling Dr. x 300' depth

Built: 2008

Utilities: County water & Sewer

Traffic: 12,300 vpd

Tanks: 20,000 total gallons

Pumps: 4 gas, 2 diesel

Notes: Call agent for financials



Reduced Sale Price: \$1,600,000

~~**Sale Price: \$1,800,000**~~

Lease Rate: \$6.00 psf

**FOR MORE
INFORMATION
CONTACT**

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478-960-4080 (C)
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georgiacommercialrealestate.net | commercial.fickling.com

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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
commercial.fickling.com



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2017 DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Population	6,280	24,205	45,402
Median Age	38.1	37	35.6
Average HH Income	\$49,807	\$46,296	\$47,115
Households	2,293	9,328	17,650



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