

# COMMERCIAL POTENTIAL

1.64 Acre Lot For Sale  
2259 & 2273 Heath Road  
Macon, GA 31220



**Lot Size:** 1.64 ac (2 parcels)  
**Frontage:** 245'  
**Depth:** 300'  
**Utilities:** All available  
**Taxes:** \$2,360.68  
**Zoning:** Ag  
**Topography:** Level  
**Traffic:** 5,700 vpd  
**Neighbors:** Veteran's Administration, Heath Road Storage, Dollar General, O'Reilly Auto Parts, Shopper's Value Grocery Store, Flash Foods & Tires Plus Auto Care.

**Sales Price:**  
**\$399,000**

## Notes:

- Ideal location for retail, fast food or office.
- Convenient to I-475, Hwy 74, Mercer University Dr., Thomaston Rd., Lake Tobosofkee and Middle Georgia State University.
- Property currently has 2 houses on it that have no value considered in this sale.

**FOR MORE  
INFORMATION  
CONTACT**

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2017	3 mile	5 mile	10 mile
Population	20,891	70,939	153,348
Avg. Household Income	\$67,451	\$65,818	\$65,609
Median Age	35.1	35.6	36.1

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