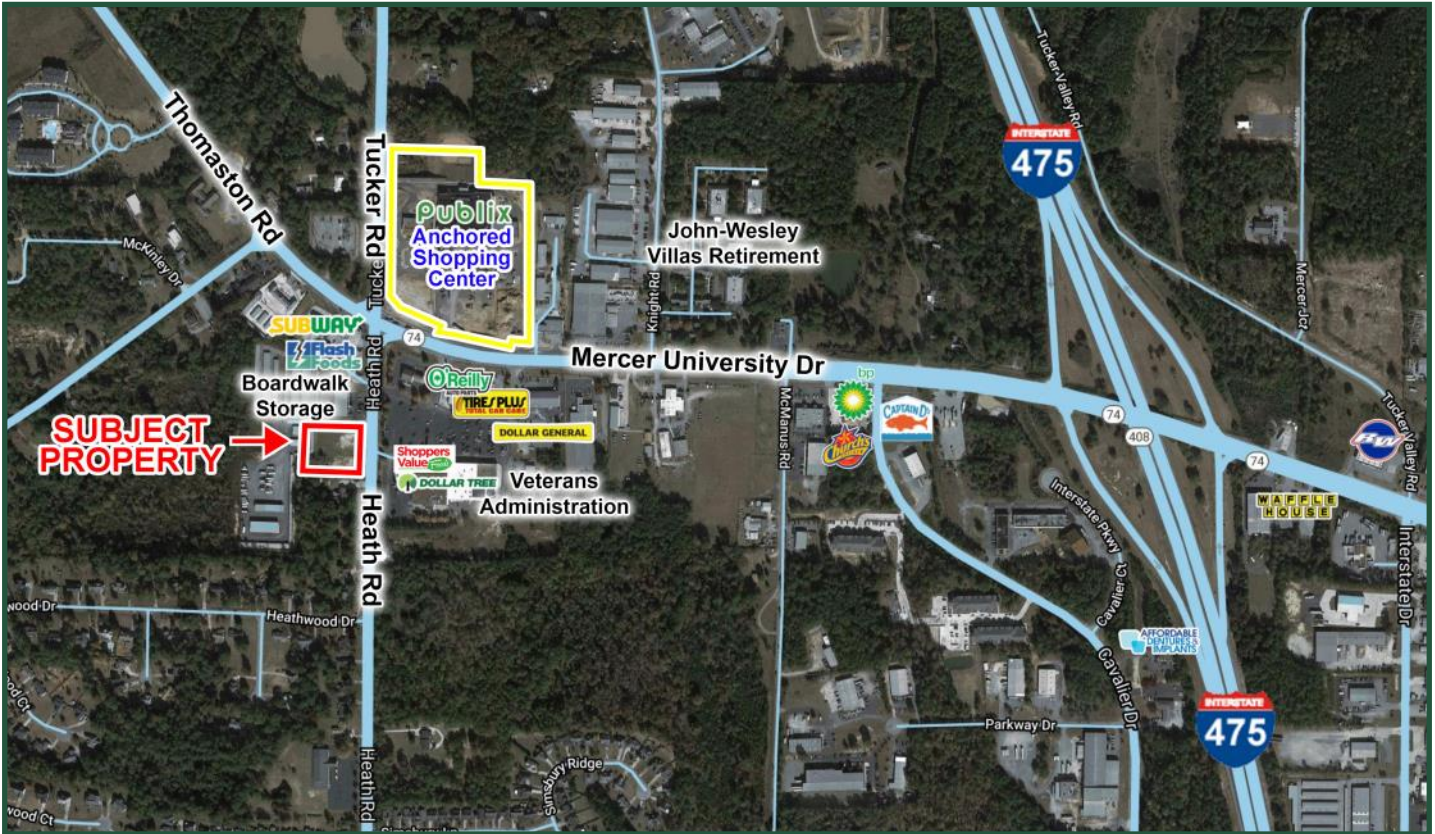


**Commercial Site Cleared, Graded and Ready  
1.64 Acre Lot For Sale  
2259 & 2273 Heath Road  
Macon, GA 31220**



**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

2020 Demographics	1 Mile	3 Mile	5 Mile
Population	2,527	22,818	74,252
Median Age	39.9	34.4	36.0
Avg. HHI	\$90,212	\$63,511	\$65,728

**Neighbors:** Veteran's Administration, Boardwalk Storage, Dollar General, O'Reilly Auto Parts, Shopper's Value Grocery Store, Flash Foods & Tires Plus Auto Care.

**Now Open (June 2020) - Across Thomaston Road (Hwy 74) a new retail development with Publix as anchor tenant. (see aerial)**

- Notes:**
- Ideal location for retail, fast food or office.
  - Convenient to I-475, Hwy 74, Mercer University Dr., Thomaston Rd., Lake Tobesofkee and Middle Georgia State University.
  - Commercial site cleared, graded and ready

**Sale Price: \$400,000**

**FOR MORE  
INFORMATION  
CONTACT**

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This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company