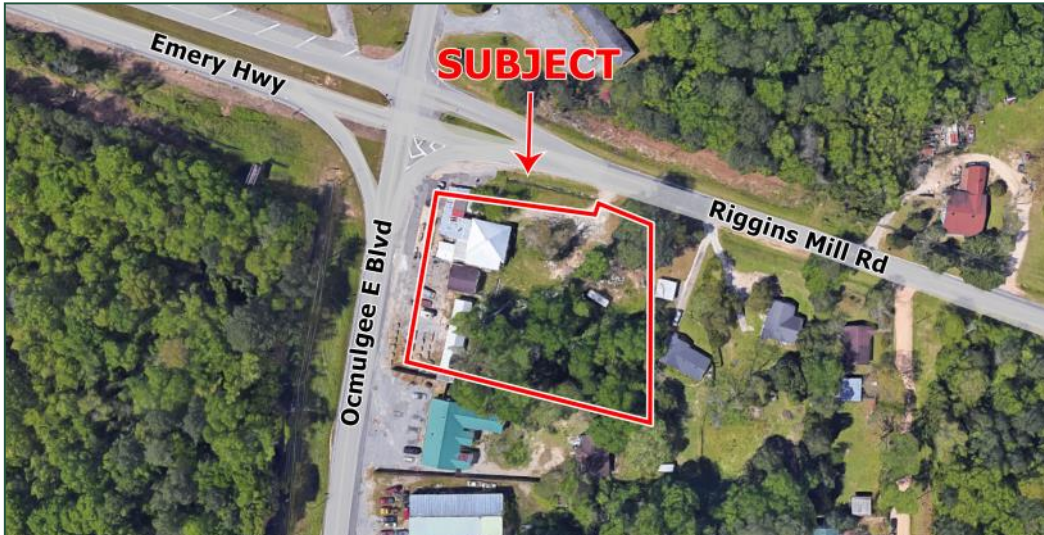


THREE BUILDINGS/1.16 ACRES

3019 Riggins Mill Rd

Macon, GA 31217



DESCRIPTION: 3 buildings combined for approximately 5,000 sf

LOCATION: Located at the intersection of Riggins Mill Rd and Ocmulgee East Blvd. Convenient to Ocmulgee East Industrial Park and Downtown Macon.

ZONED: C-4

LOT SIZE: 1.16 Acre corner lot

BUILT: 1940

TRAFFIC: Riggins Mill Rd - 3,870 vehicles per day
Ocmulgee E Blvd - 4,510 vehicles per day

UTILITIES: Water and Electrical available

NEARBY

BUSINESSES: Exxon, Citgo, Dollar General and Sunoco

REAL ESTATE

TAXES: \$870.72 (2017)

Sales Price: \$150,000

Seller Motivated!



DEMOGRAPHICS

2017	1 mile	3 mile	5 mile
Population	1,561	17,406	45,264
Avg. HH Income	\$34,363	\$46,362	\$43,394
Median Age	39.3	36.7	35.6



**FOR MORE
INFORMATION
CONTACT**

Larry E. Crumbley, CPM, CCIM, SIOR
478-746-9421 (O) | 478-737-3381 (C)
lcrumbley@fickling.com



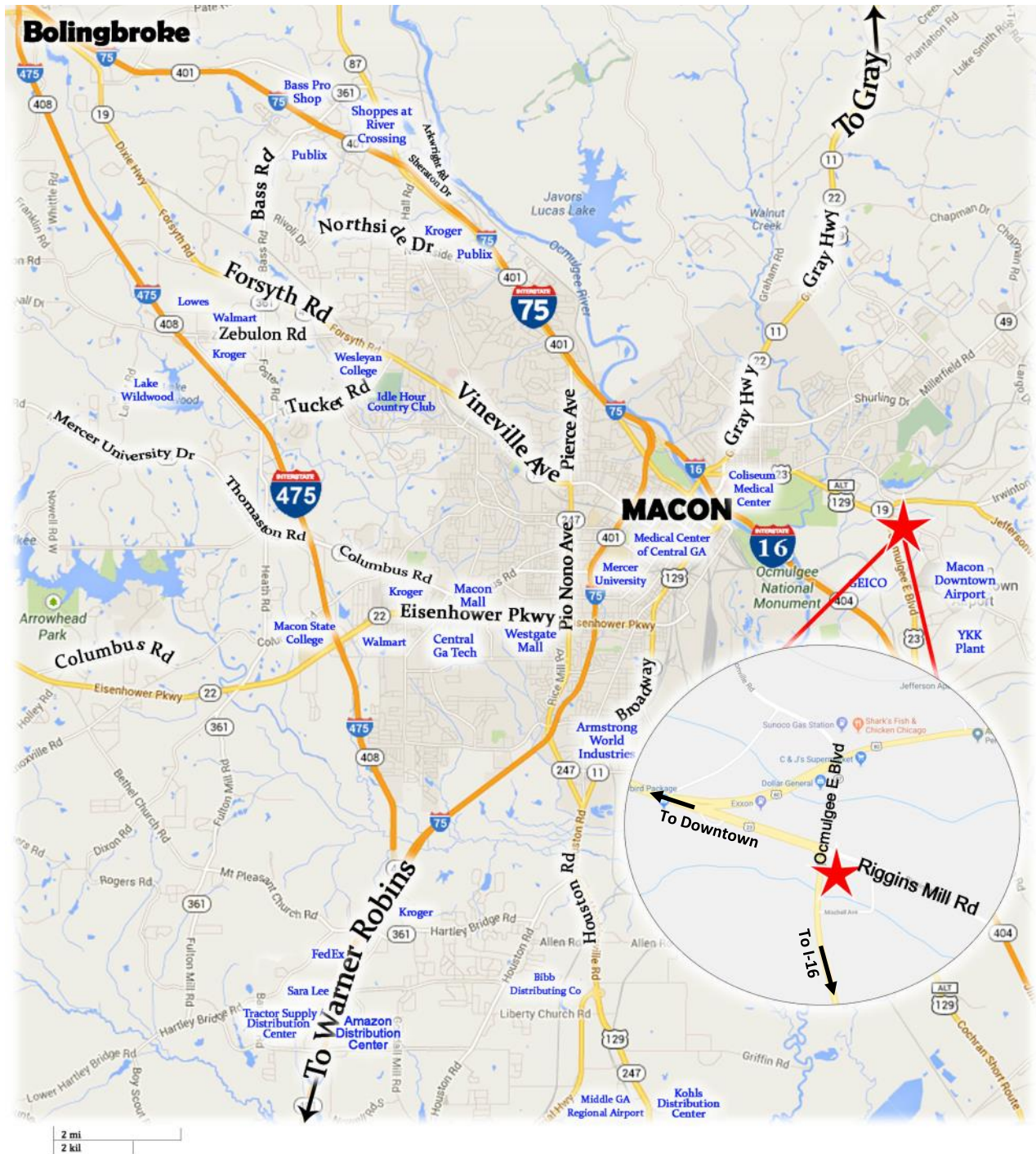
commercial.fickling.com

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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