

**Vineville Ave. Retail Property**  
**For Sale & For Lease**  
 3192 Vineville Ave  
 Macon, GA 31204



- Lot Size:** .22 acres
- Bldg. Size:** 2,544 sf
- Frontage:** 85'
- Depth:** 105'
- Built:** 1941
- Zoning:** C-2
- Traffic:** 16,600 VPD
- Utilities:** All included
- Taxes:** \$1,069.35
- Neighbors:** Advanced Auto, O'Reilly's Auto, Jim Shaw's, Vineville Package
- Notes:** Great location for retail or a service type business. Formerly a furniture renovation company (Furniture Medic). Tenant pays utilities and owner pays taxes & insurance.
- Misc:** \$300 tenant pays railroad annually. Shed in rear is railroad property. Could be removed.

<u>2019 Demographics</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<b>Population</b>	7,183	51,839	99,380
<b>Median Age</b>	33.8	35.1	34.8
<b>Average HH Income</b>	\$58,548	\$55,028	\$54,622

**Sale Price: \$159,000**

**Lease Price: \$1,000 per month**

**FOR MORE  
 INFORMATION  
 CONTACT**

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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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## PHOTOS



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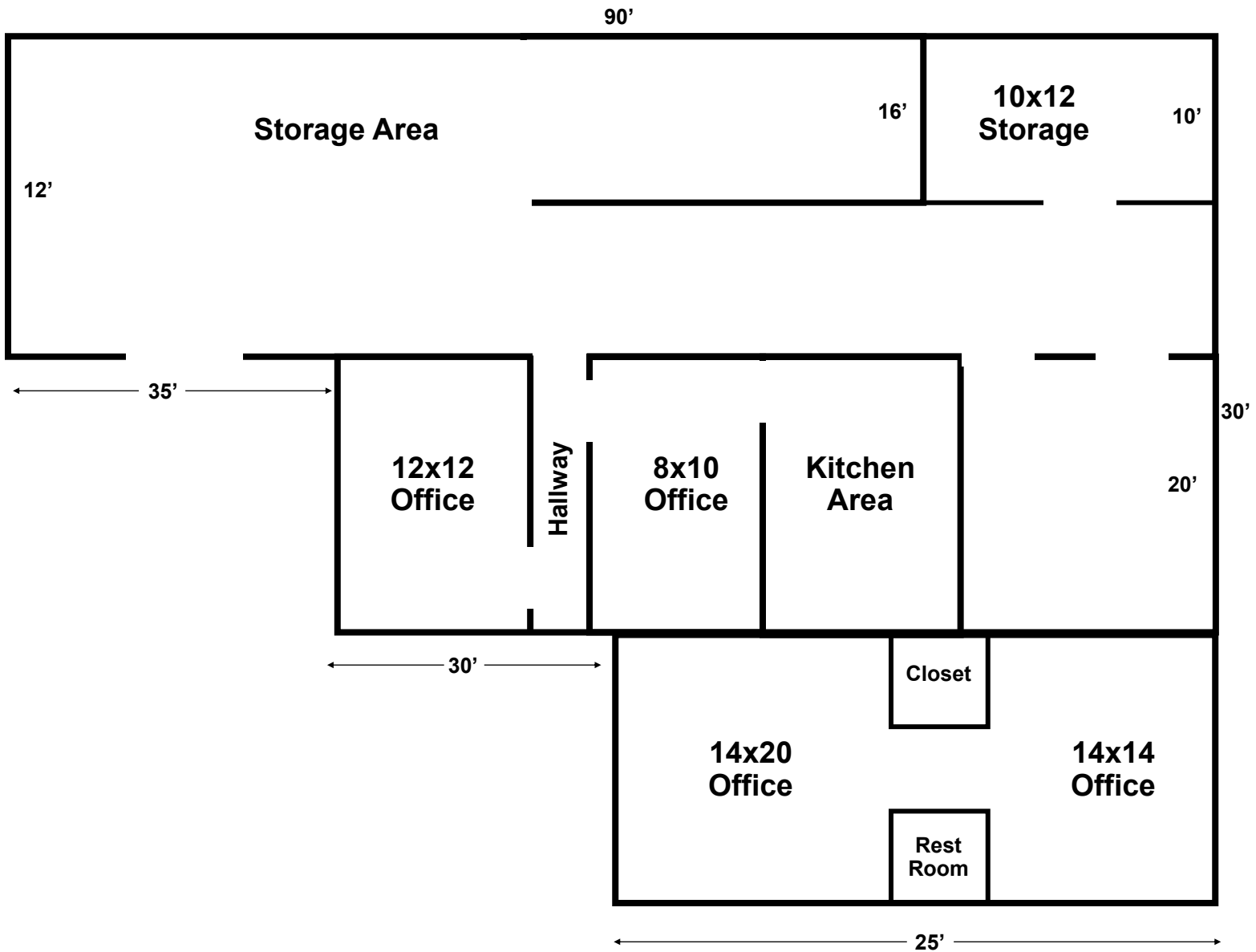
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# FLOORPLAN

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