

Former Bank Building
8340 Eisenhower Pkwy
Lizella, GA 31052

 **FICKLING
& COMPANY**
A Full Service Real Estate Company
commercial.fickling.com



- Located at the intersection of Eisenhower Pkwy and Short Street. Near Marathon Gas, US Post Office, Tom's BP Station and Southern Electric Company
- One-story reinforced brick building
- 3,550 square feet
- 1.26 acre site
- Built in 1998
- Finished bank lobby with conference room, storage room, work room, 3 offices, vault, 2 restrooms and break area
- Estimated taxes: \$5917 (City & County)
- Owner will renovate for qualified business
- Zoned C-2 (General Commercial)
- 23 Parking Spaces



Lease Price: \$12.00/psf NNN
~~**Sales Price: \$400,000**~~
Reduced Price: \$350,000

**FOR MORE
INFORMATION
CONTACT**

Larry E. Crumbley, CPM, CCIM, SIOR
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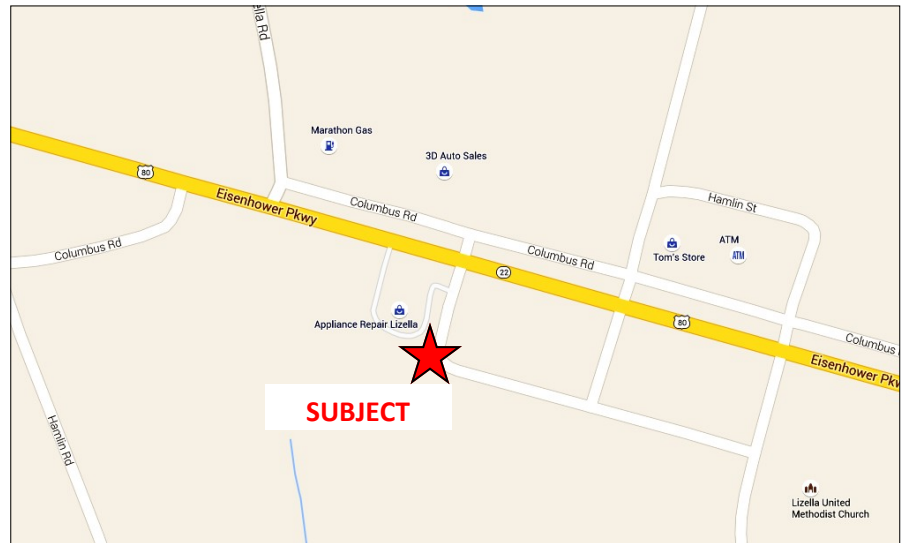
577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015
This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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SUBJECT - 8340 Eisenhower Pkwy

1. Marathon Gas
2. US Post Office
3. Tom's BP Station
4. Southern Electric Company



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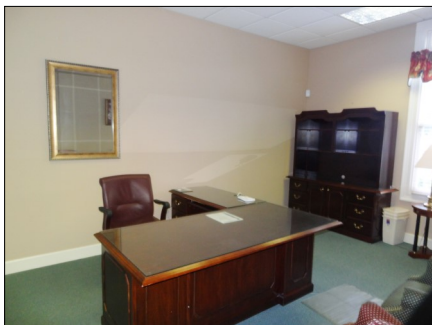
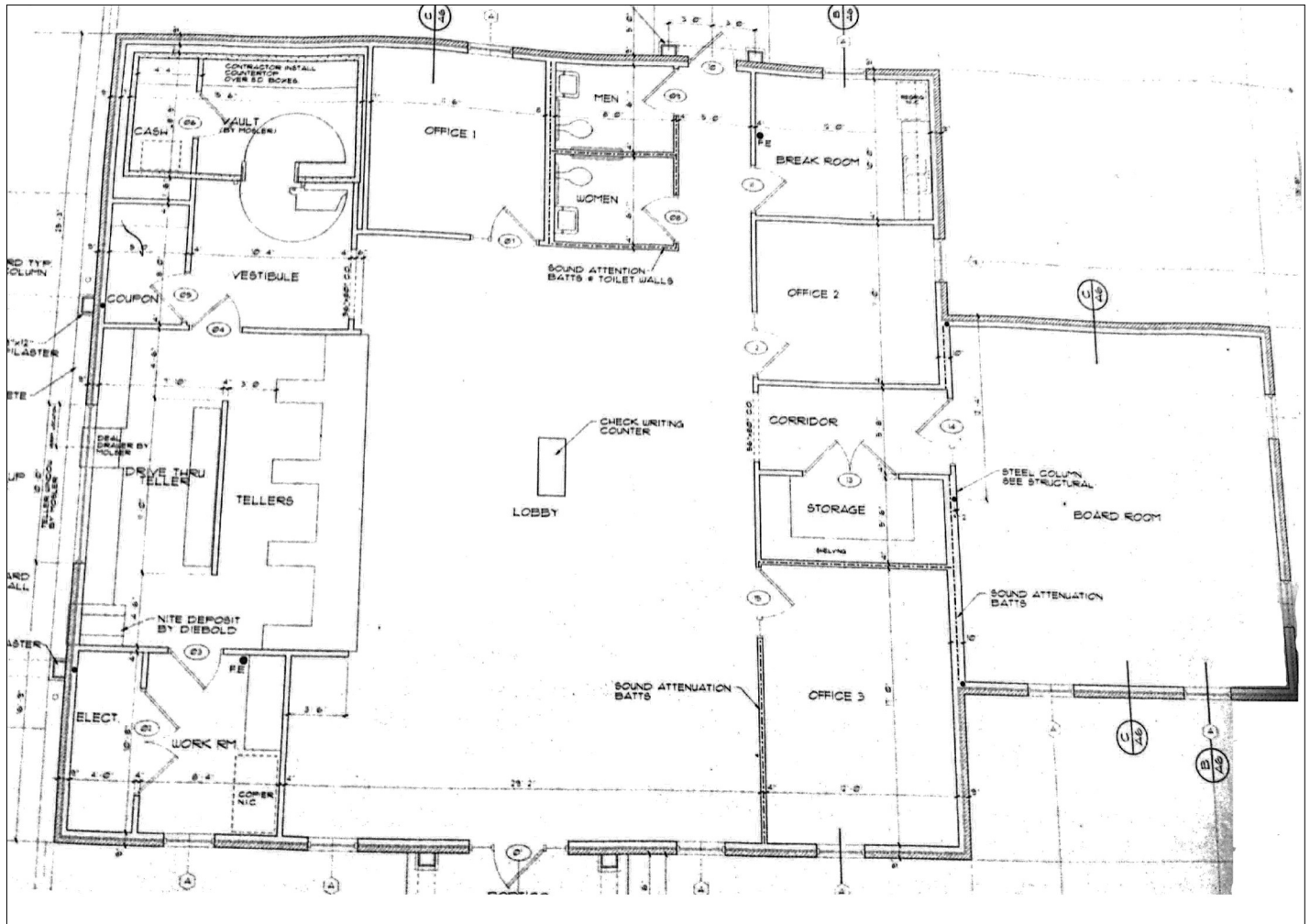


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Floor Plan



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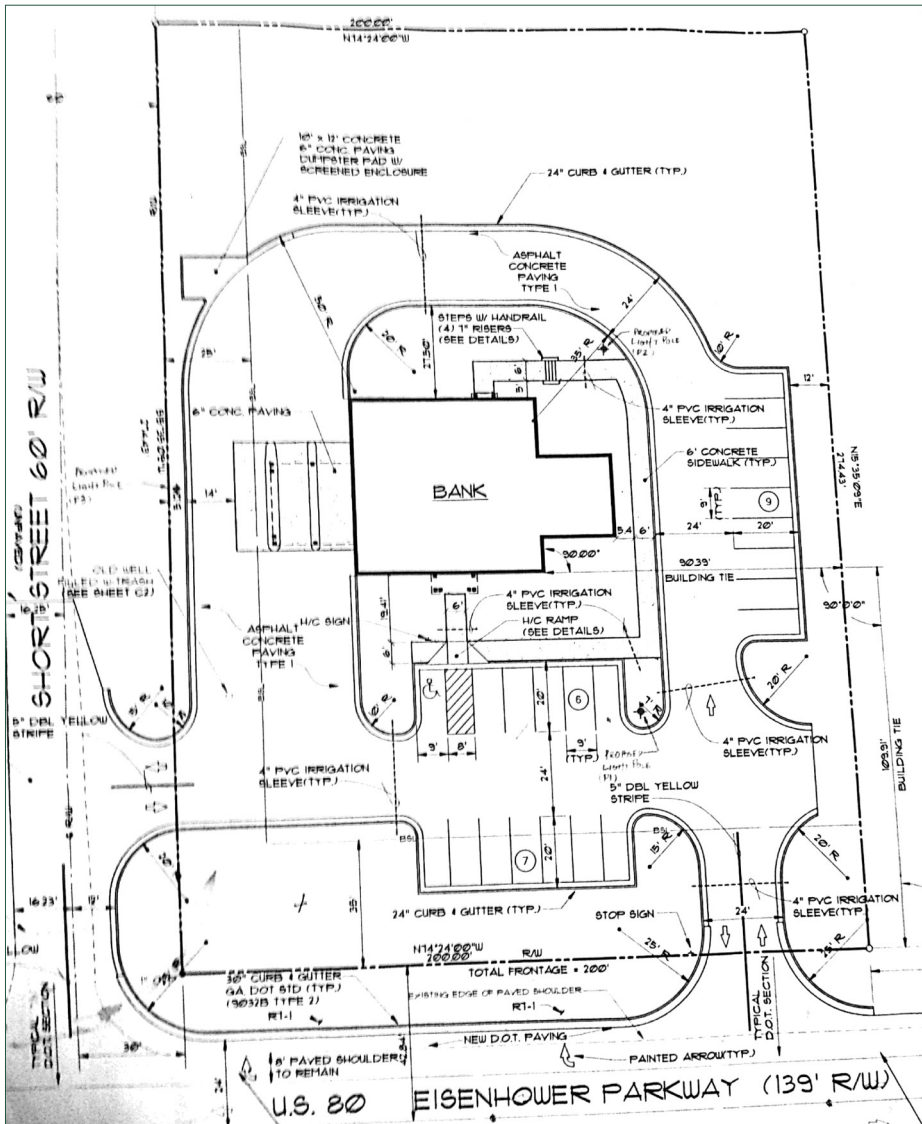
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DEMOGRAPHICS

2016	2 mile	3 mile	5 mile
Population	2,365	4,239	17m226
Avg. HH Income	\$90,320	\$88,094	\$80,646
Median Age	48.1	47.0	43.0

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