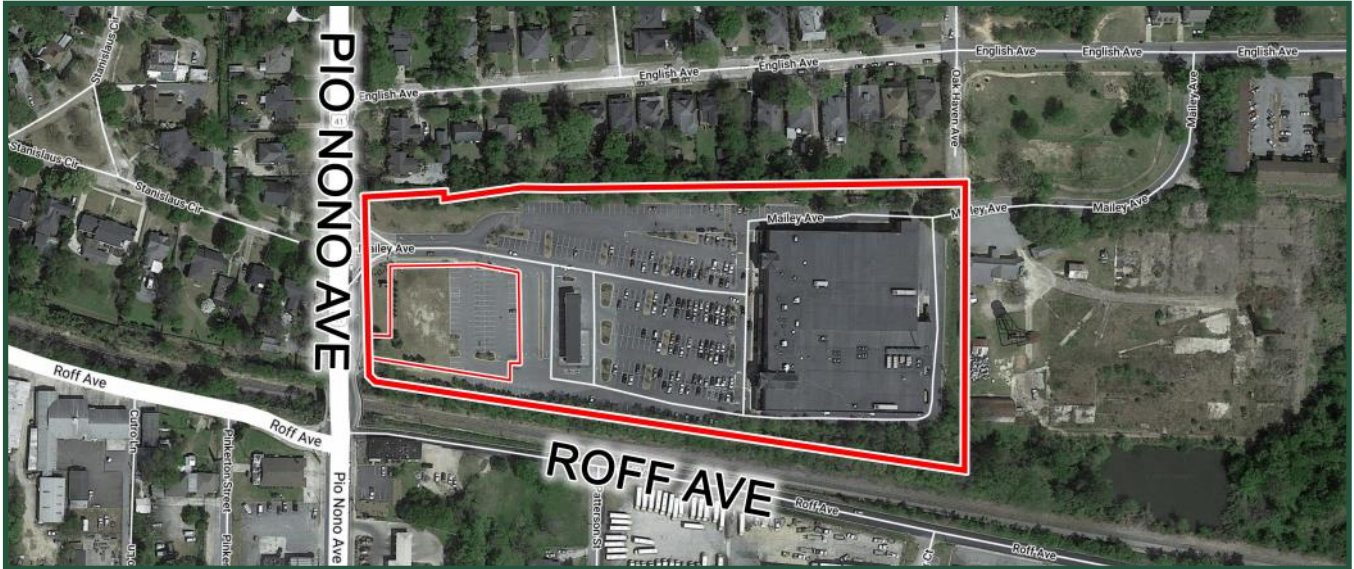


# Former Kroger For Sale & Lease

400 Pio Nono Ave.  
Macon, GA 31204



**Building Size:** 84,356 sf with 2,381 sf dock space

**Lot Size:** 8.72 acres

**Frontage:** 310'

**Depth:** 1,017'

**Ceiling Height:** 21' to 24'

**Year Built:** 1997

**Parking:** 426 spaces including 12 handicap

**Utilities:** All available

**Topography:** Level & paved

**Zoning:** PDE

**Docks:** 2 Dock High

**Traffic Count:** 20,500 Pio Nono VPD & 16,000 Vineville VPD

**Notes:** **Former Kroger Building**

- Uses may include light industrial, distribution, self storage, retail/entertainment, worship center, etc.

**1± AC Out Parcel included (separate parcel INCLUDED in Sale Price)**

- Uses may include retail, office & the like
- Fuel tanks have been removed

**Convenient to I-75**

2018	3 mile	5 mile	10 Mile
<b>Population</b>	53,052	94,265	165,429
<b>Avg. HH Income</b>	\$48,115	\$50,951	\$65,179
<b>Median Age</b>	35.5	34.6	36.4

**Sale Price: \$2,900,000**

**Lease Price: Call Agent for Details**

**FOR MORE  
INFORMATION  
CONTACT**

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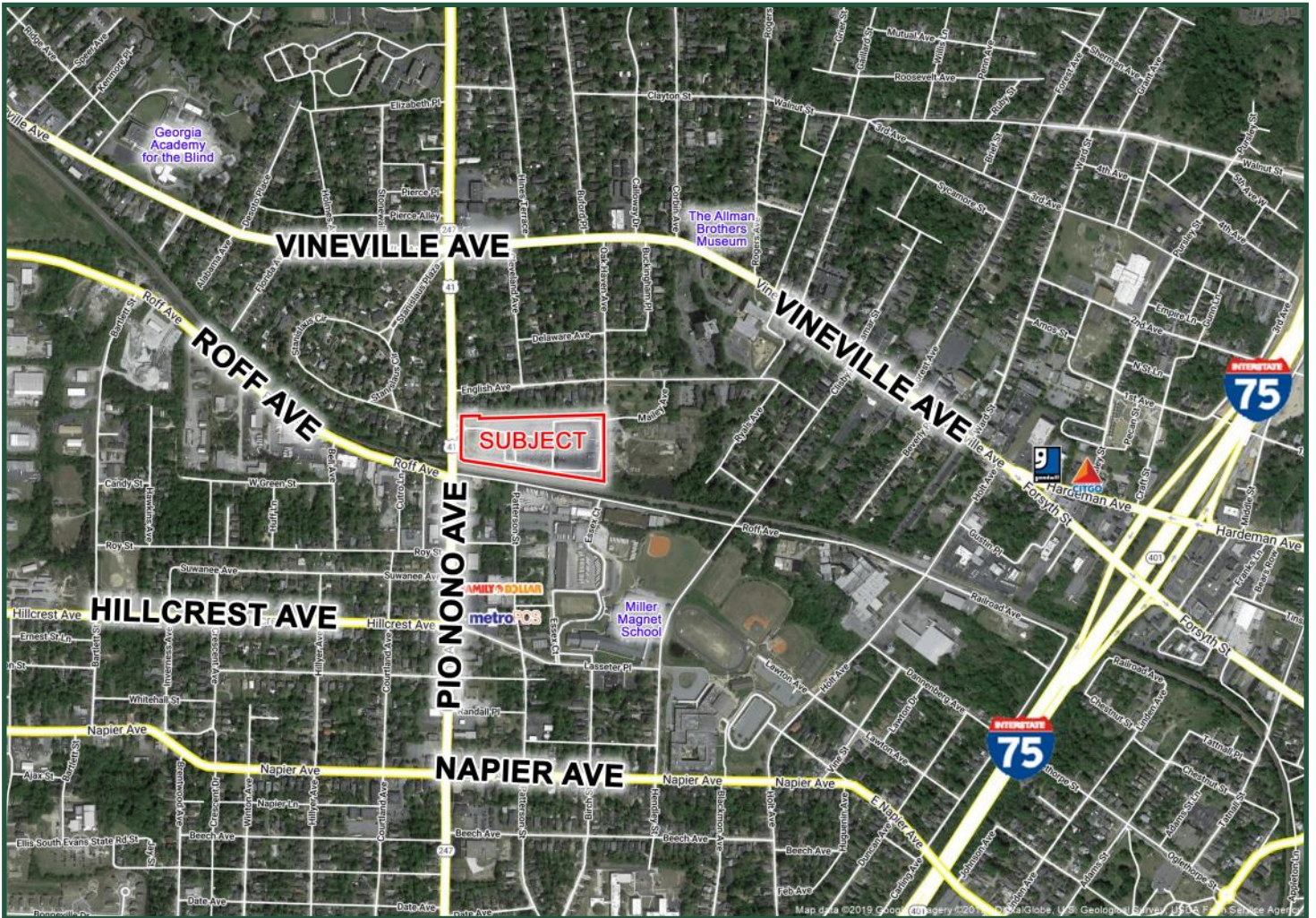
[georgiacommercialrealestate.net](http://georgiacommercialrealestate.net) | [commercial.fickling.com](http://commercial.fickling.com)

577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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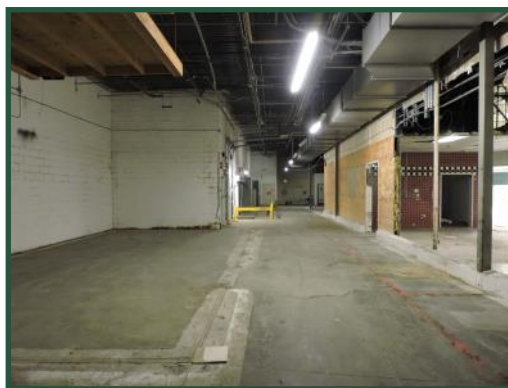
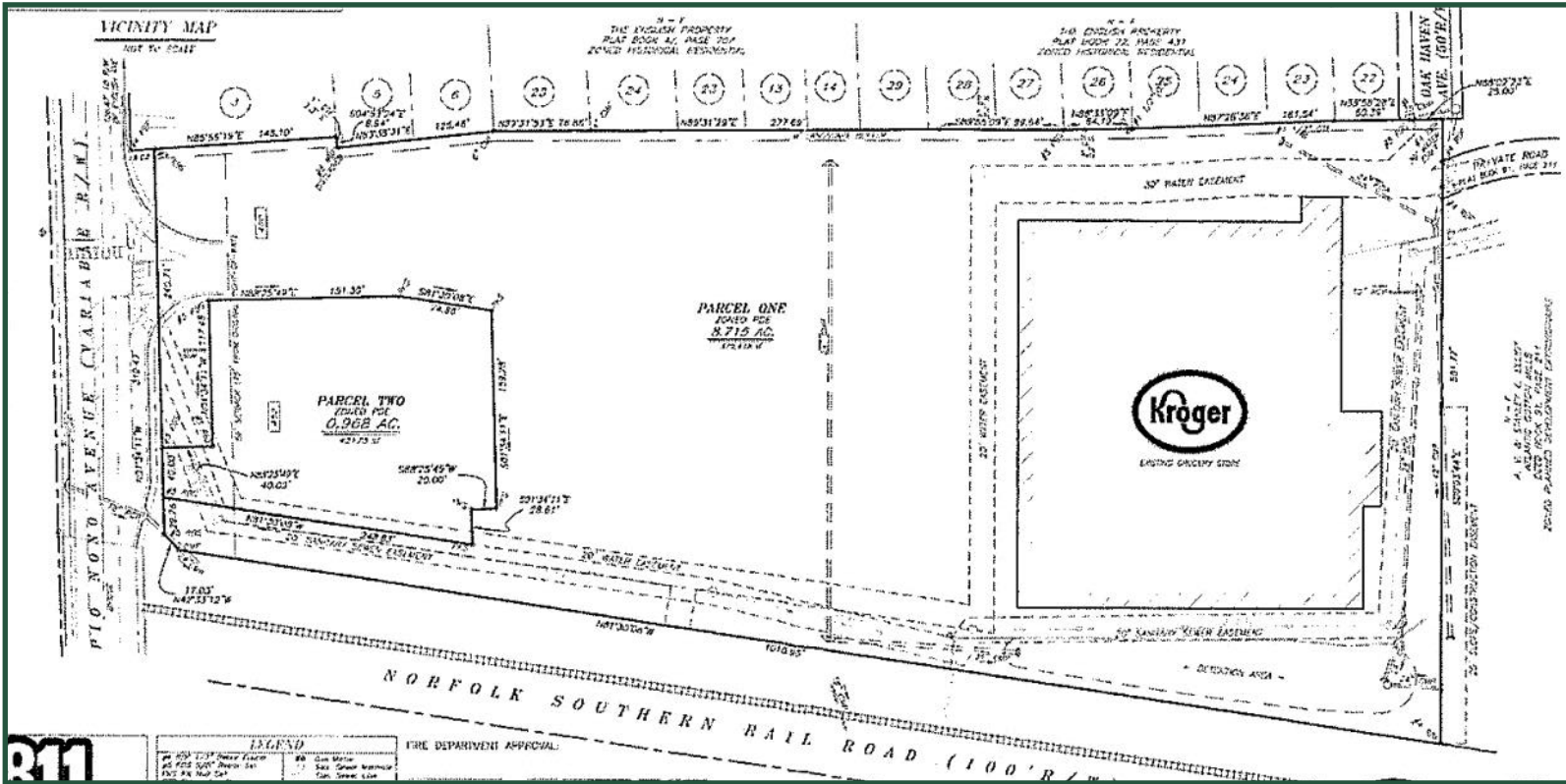
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# Plat



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