

Knights Road Office Park  
4509 Knight Road  
Macon, Georgia

**INCLUDES  
BONUS OUT  
PARCELS!**

**FICKLING  
& COMPANY**  
A Full Service Real Estate Company  
[commercial.fickling.com](http://commercial.fickling.com)



**Property Description:** 8,000 sf brick and metal office building on 5.4 acres, which includes 2 bonus outparcels. Ample parking.

**Location:** 4509 Knight Road. Located off Mercer University Drive near I-475 Exit. Convenient to North Macon suburbs and Lake Tobesofkee.

**Land:** 5.4 acres with additional 3 acres for other buildings.

**Zoned:** Commercial

**Estimated. Insurance:** \$2,345

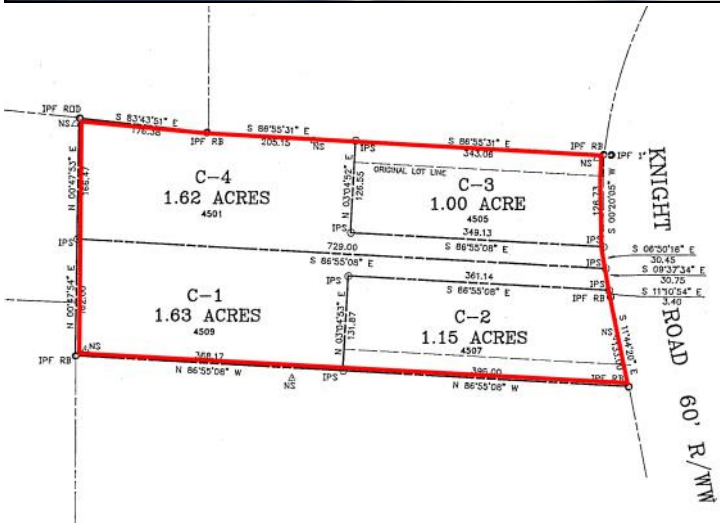
**Estimated Taxes:** \$8,205.13 (2018)

**Year Built:** 1996

**Nearby Business:** TruGreen Lawn Service, Bibb County Public Works, Central Carpet, Central Georgia Power Sports

**Utilities:**  
Electricity - Georgia Power  
Water - Macon/Bibb County Water Authority  
Sewer - Septic System

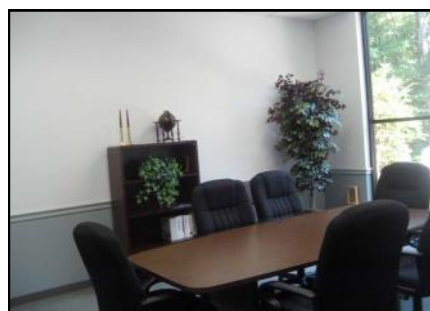
**Available Space:** 4,000 sf to 8,000 sf available for lease



**Lease Price: \$10.00 psf** modified gross

**Sale Price: \$595,000**

**(Call Agent for Subdivided Price)**



**FOR MORE  
INFORMATION  
CONTACT**

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478-746-9421 (O)  
478-737-3381 (C)  
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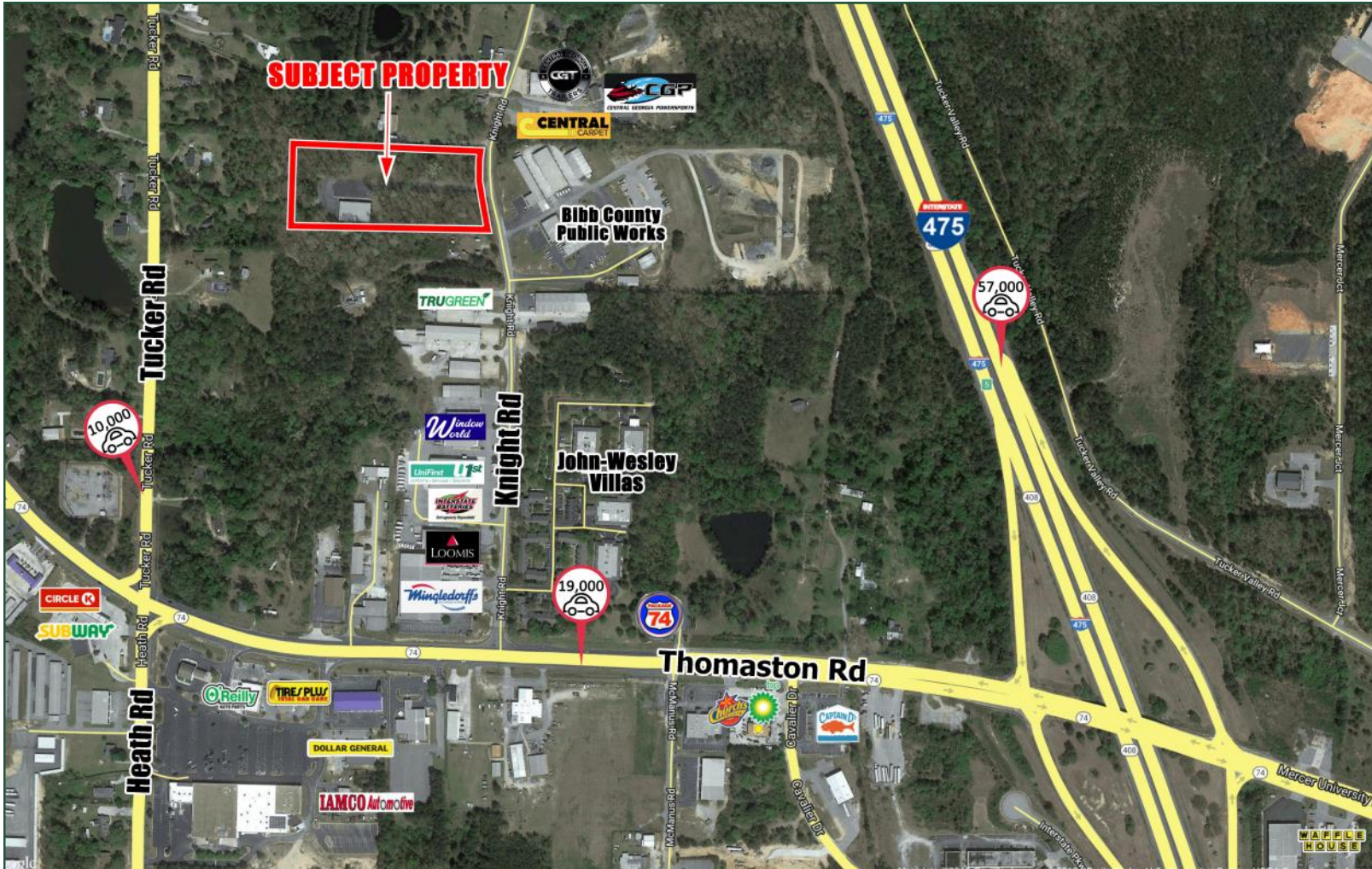
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577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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### 2019 DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	2,079	24,163	78,403
<b>Median Age</b>	36.3	34.8	36.1
<b>Average HH Income</b>	\$74,974	\$70,951	\$66,567

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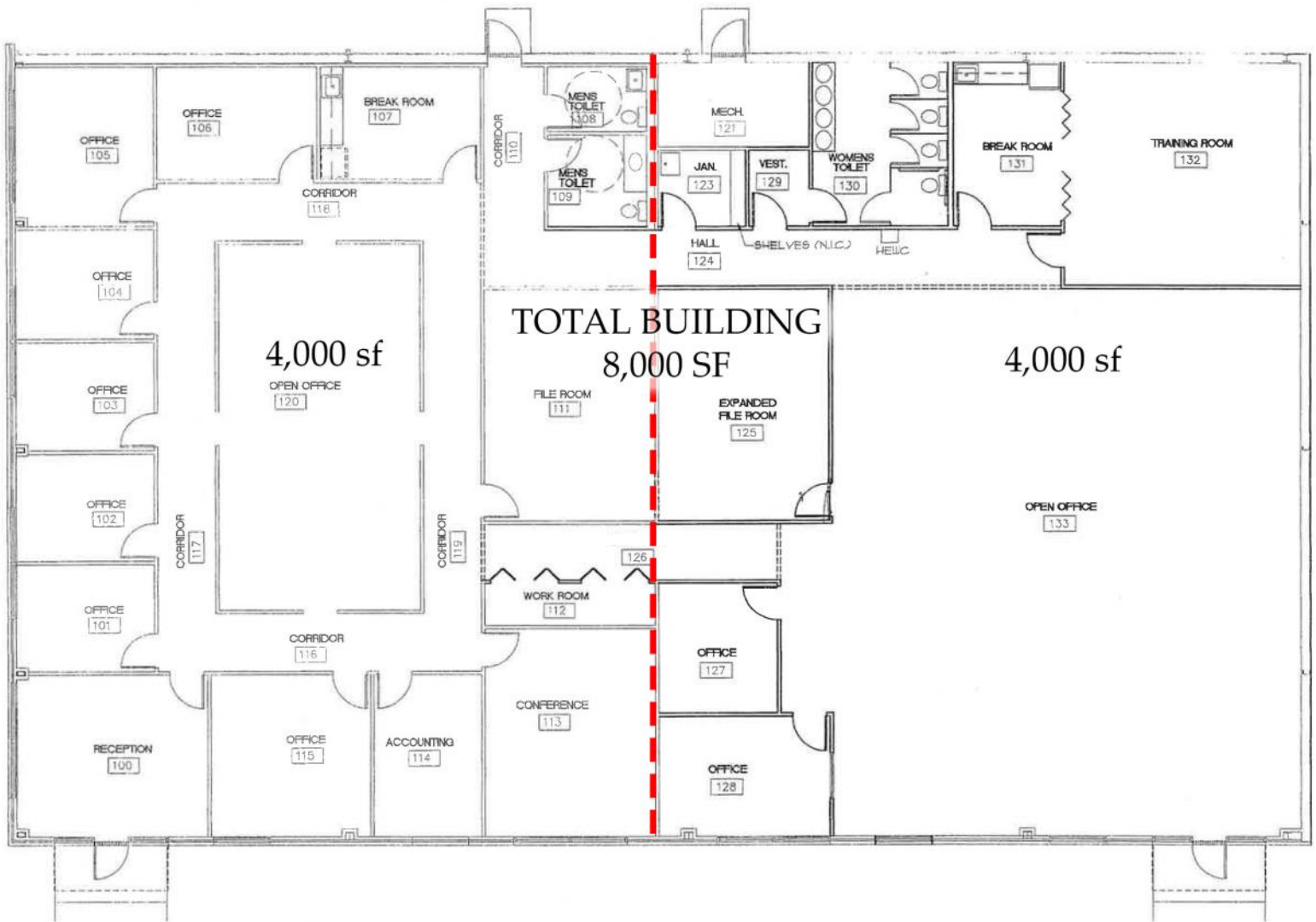


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## FLOOR PLAN



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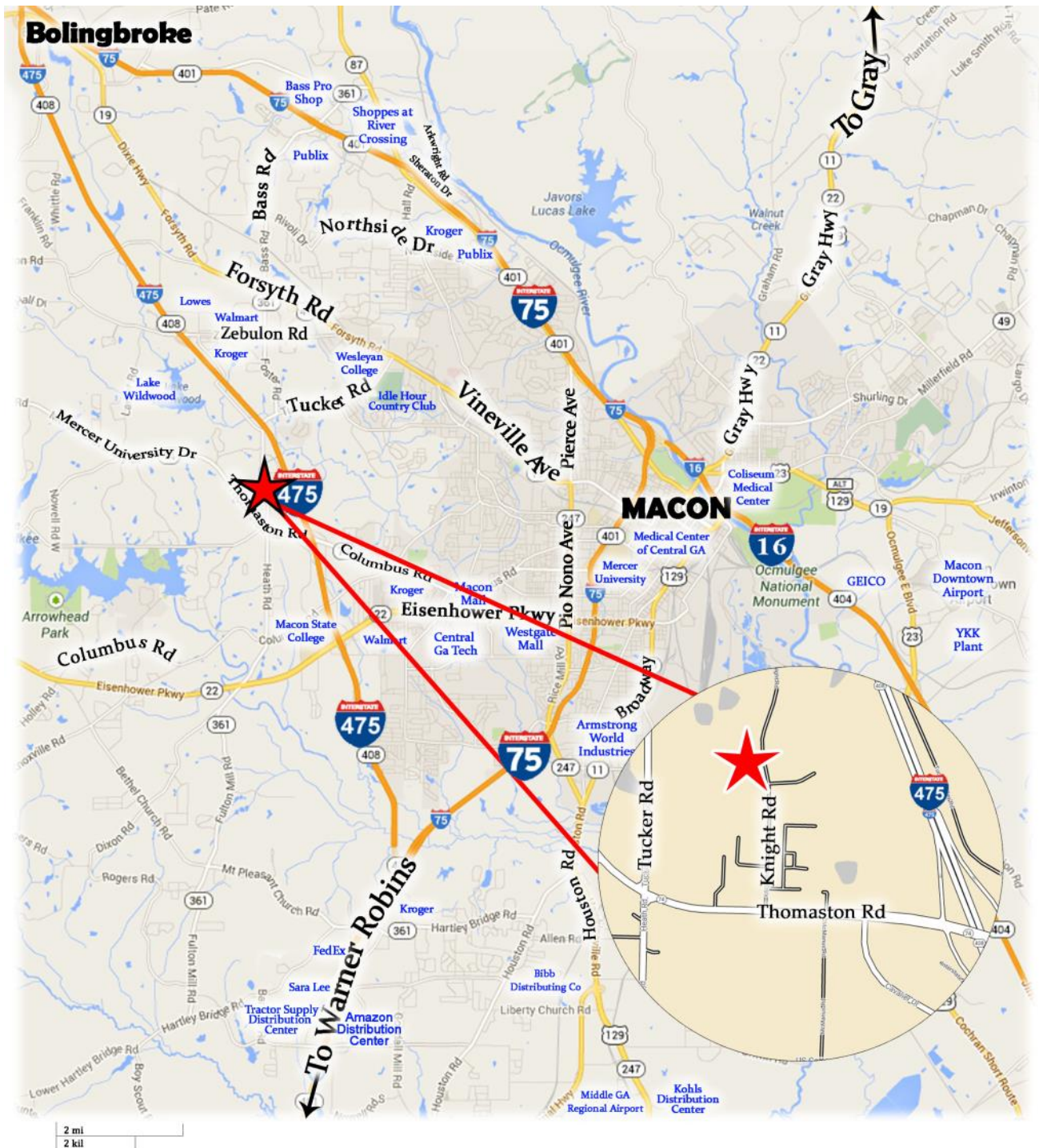


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