

# Office/Medical For Sale or Lease

249 Sheraton Boulevard | Macon, GA 31210



## PROPERTY HIGHLIGHTS

- Lot Size:** 3.05 Acres  
**Available Suites:** Suite 100: ±4,000 SF dark shell  
Suite 200: ±7,000 SF finished professional office  
**Zoning:** C-2  
**Built:** 2016  
**Traffic:** 16,500 VPD on Riverside Drive, north of I-75  
**Notes:** Professional office in North Macon location with easy access to I-75. Building is designed for two separate tenant spaces, or can be combined for a single owner.

2019	1 mile	3 mile	5 mile
<b>Population</b>	2,303	19,446	14,564
<b>Median Age</b>	33.3	37.5	38.4
<b>Avg. HHI</b>	\$73,204	\$98,281	\$100,602

**Sale Price: \$1,500,000**

**Lease Price: \$15.00/psf NNN**

**FOR MORE  
INFORMATION  
CONTACT**

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(478) 397-2233 (cell)  
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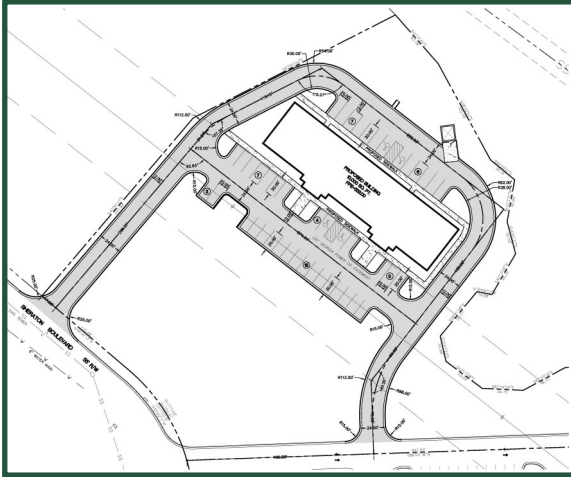
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151 S. Houston Lake Road, Suite 140 \* Warner Robins, GA 31088 | Phone (478) 971-8000

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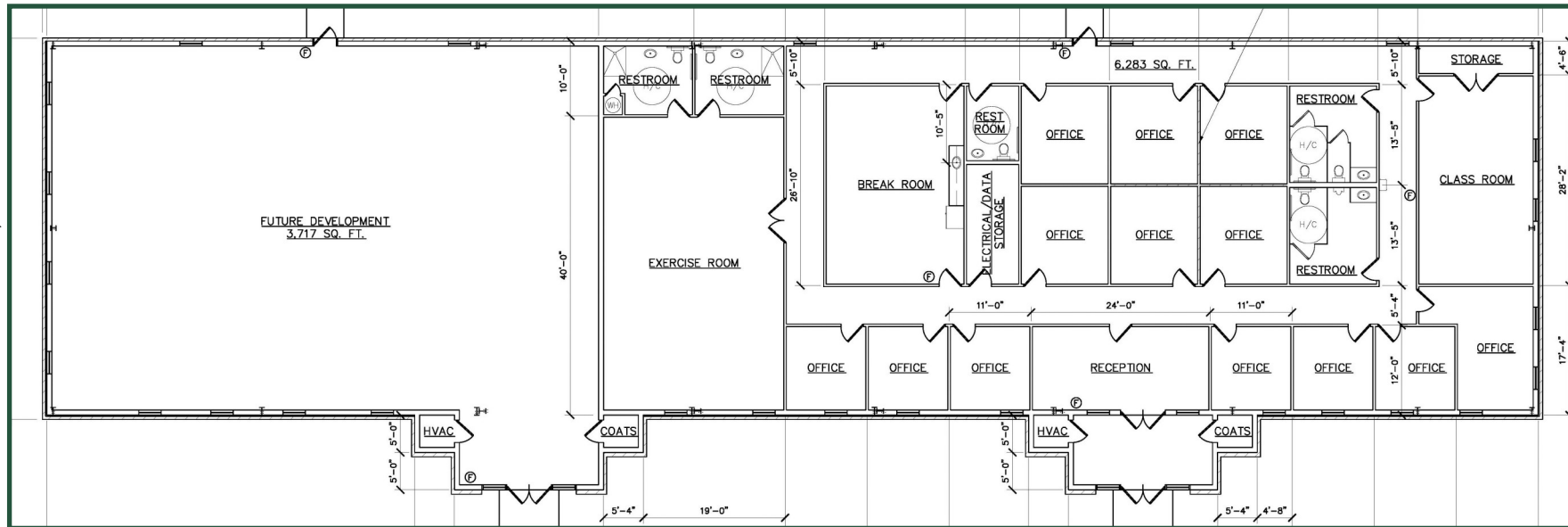
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Site Plan

Floor Plan



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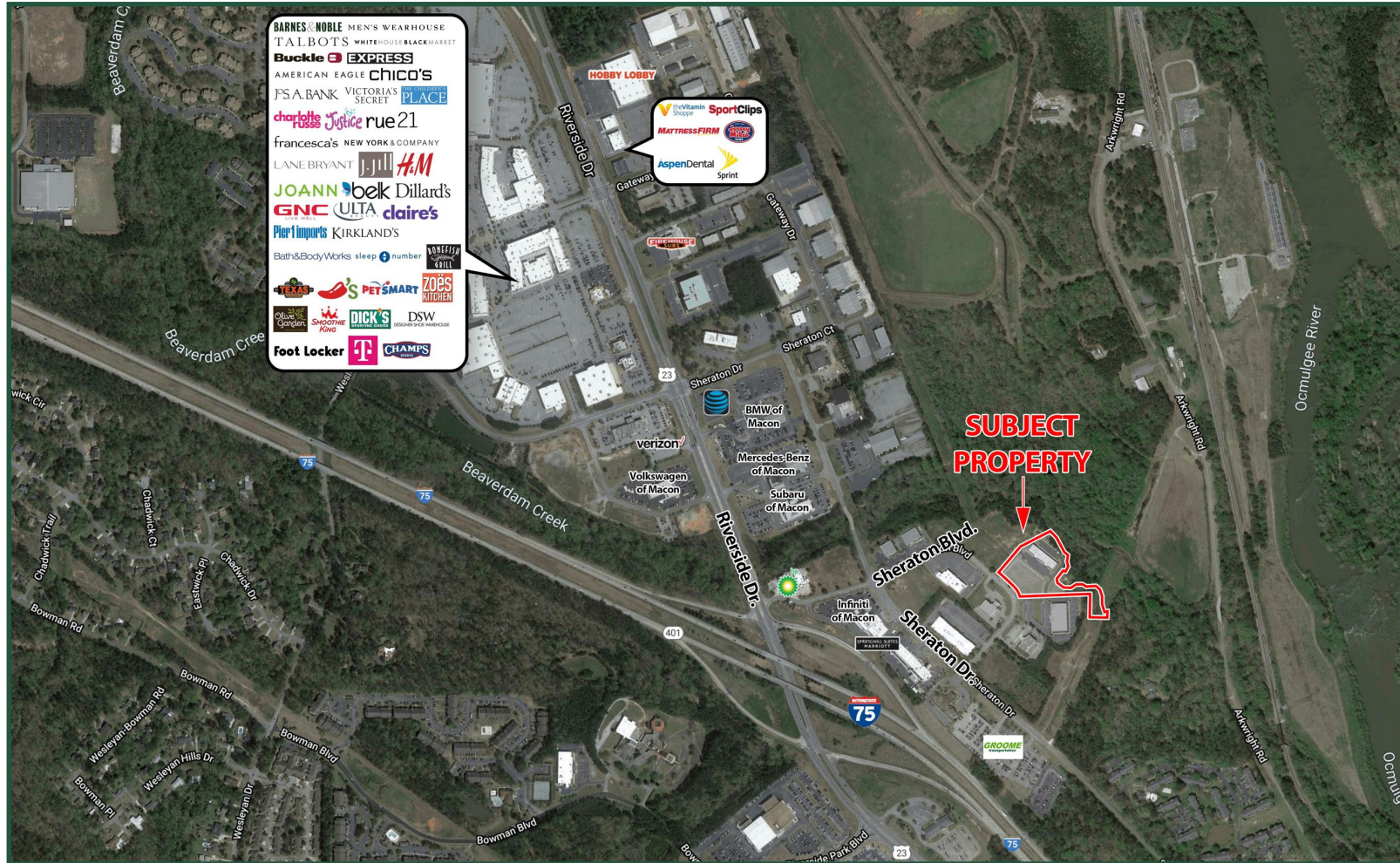
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## AERIAL



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