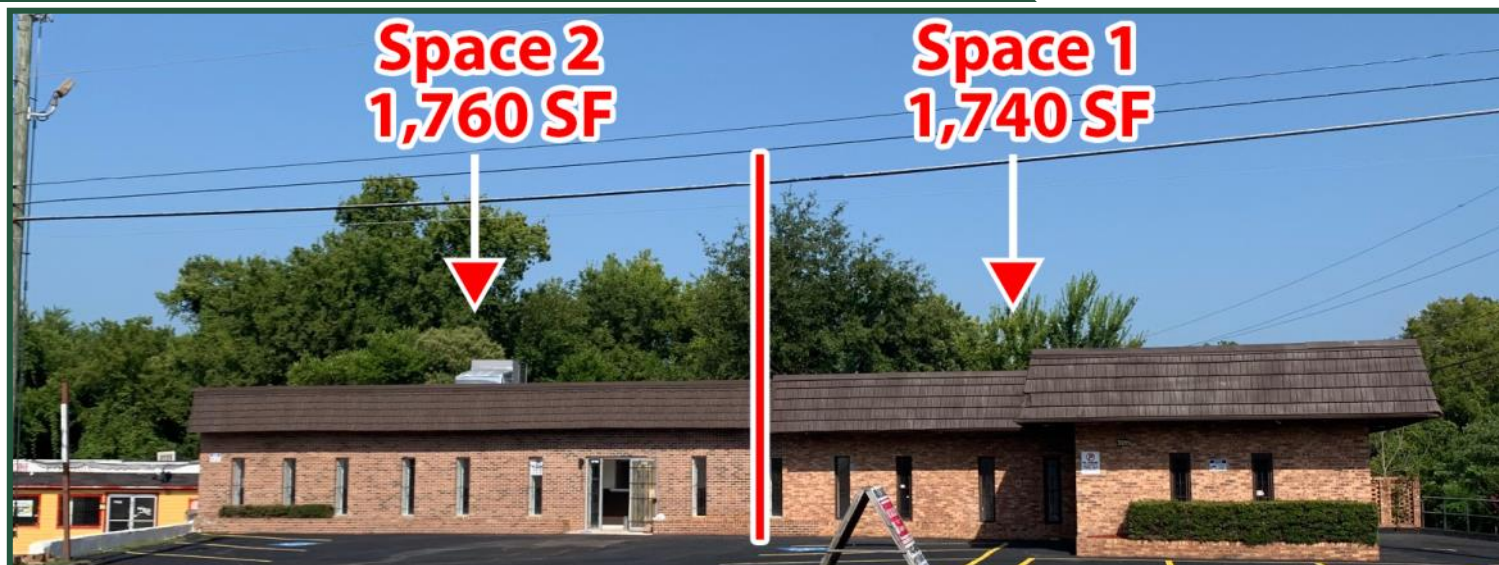


Office Complex Available
3285 Houston Avenue
Macon, GA 31206



Lot Size: 0.27 Acres
Building Size: 3,500 SF
Available: **Space 1 - 1,740 SF: \$870/month**
Space 2 - 1,760 SF: \$880/month
Whole building - 3,500 SF: \$1,750/month
Parking: 15 spaces
Year Built: 1958
Traffic Count: 7,440 VPD on Houston Ave.
Zoning: C-1
Location: Located at the corner of Houston Avenue and Newberg Avenue.
Notes: Building consists of two (2) office spaces that can be leased together or separately.

Sale Price: \$155,000

Lease Price: \$6.00/psf (Whole Building)

(Tenant pays utilities)

**FOR MORE
INFORMATION
CONTACT**

Brice Burns
478-746-9421 (O)
478-733-4245 (C)
bburns@fickling.com

commercial.fickling.com | georgiacommercialrealestate.net

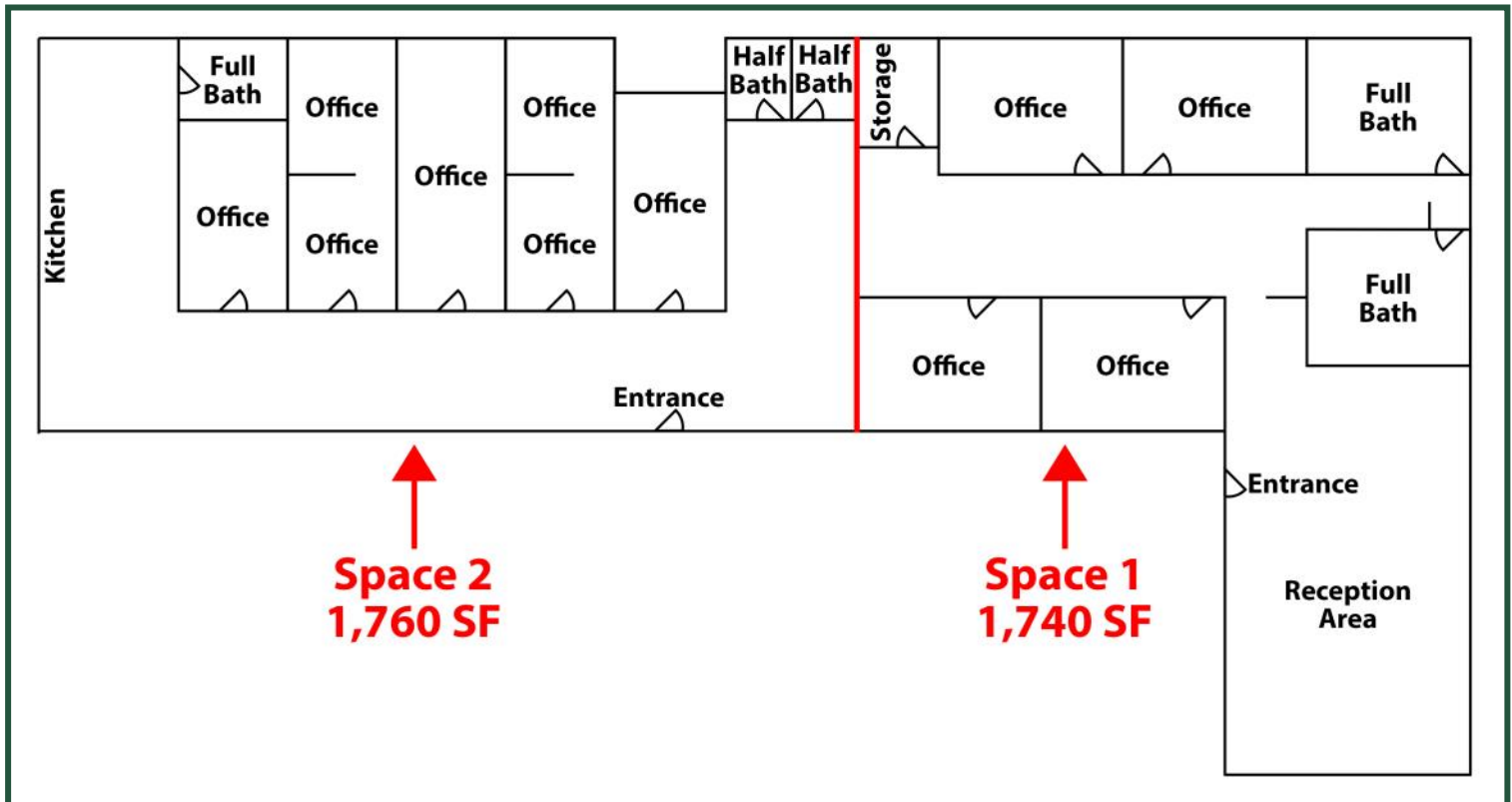
577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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FLOOR PLAN & PHOTOS



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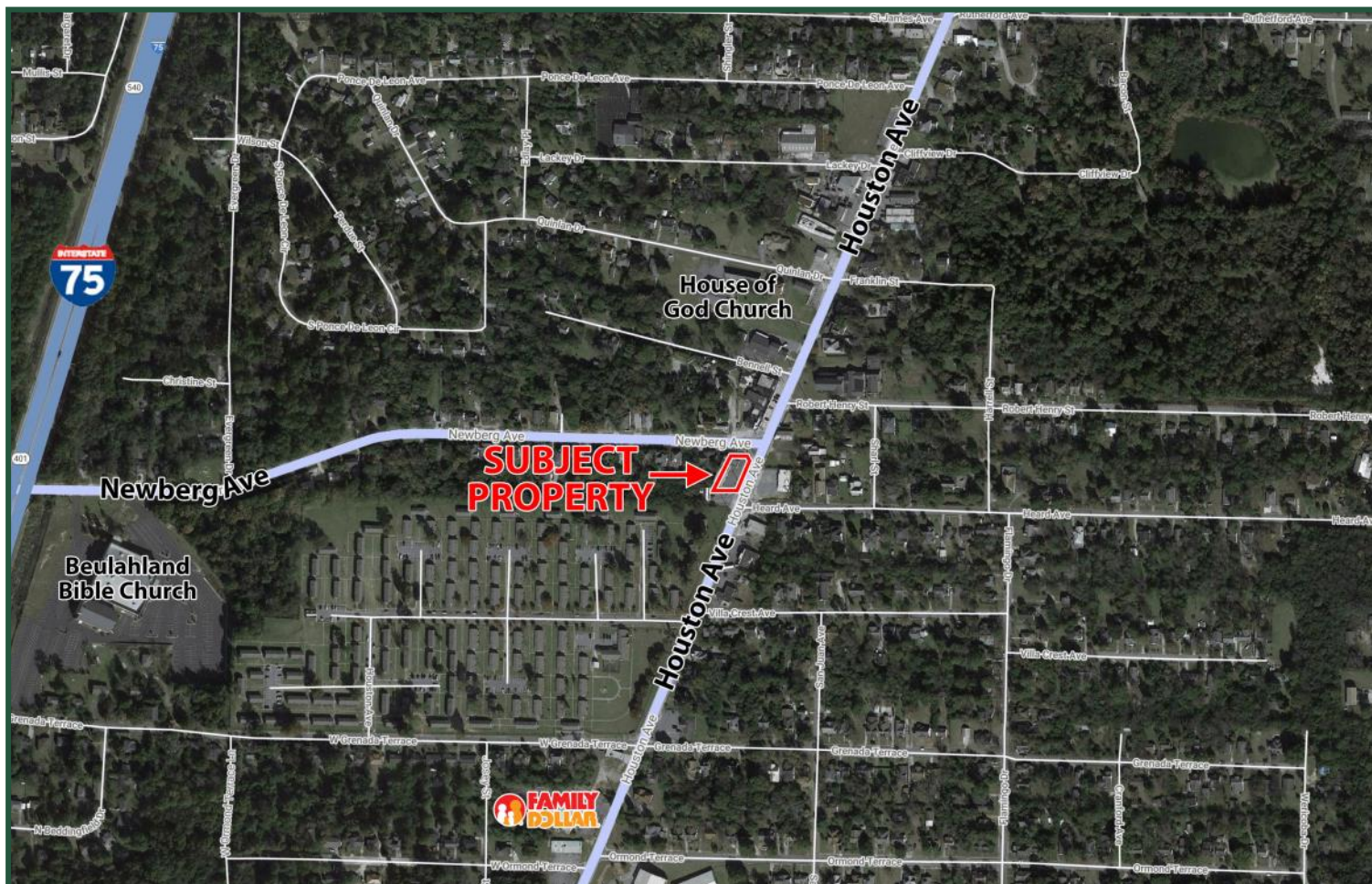
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AERIAL & DEMOGRAPHICS



2020 Demographics	1 mile	3 mile	5 mile
Population	6,951	36,988	81,230
Median Age	32.1	34.4	34.1
Avg. HH Income	\$28,966	\$35,052	\$44,974

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