

FOR SALE - RETAIL BUILDING



3318 Mercer University Dr. Macon, GA 31204



OFFERING SUMMARY

3318 Mercer University Drive, Macon, GA



General Information

Price:	\$1,750,000
Square Feet:	13,978SF
Parcel #:	N-084 0170
Zoning:	C-1
Acres:	0.895 M/L
Parking:	25 Surface
Condition:	Excellent
Year Built:	1986
Year Renovated:	2011
Opportunity Zone:	Yes

Property Description

Available at \$125/SF, Judge Realty is offering this 13,978 square foot stand-alone, fully built-out retail building for sale in downtown Macon, GA. Building is located on Mercer University Drive and Bethlea Ave, one of the highest traffic road in Cobb's County (between 24,800 and 26,600 drive by traffic per day). Building has a mostly open floor plan with massive showroom/operating space, storage room with loading dock in the back, and great signage opportunities. Property located within an opportunity zone according to US HUD. Property is also available for lease (please inquire).

For more information, please contact:



Alex Hansbarger

Commercial Leasing and Sales
cell: 912-509-2108
office: 912-236-1000
alex@judgerealty.com

OFFERING SUMMARY

3318 Mercer University Drive, Macon, GA



Location Information

Building Name: Oglesby Place
Street Address: 3318 Mercer University Dr
City, State, Zip: Macon, GA 31204
County: Bibb
Road Type: Paved
Market Type: Large
Nearest Highway: I-75, Hwy 80, and I-16

Property Information

Property Subtype: Retail/Office
Zoning: C-1
Lot Size: 0.895-acres M/L
Parcel #: N-084 0170
Lot Frontage: Approx. 231 ft
Let Depth: Approx. 226 ft
Free Standing: Yes
Year Built: 1986



Building Information

Building Size:	13,978 SF	Flooring:	Carpet, Tile, Concrete
Tenancy:	Single	Exterior:	Stucco, Block
Lot Size:	0.895-acres M/L	Ceiling Height:	12-14 ft
Number of Floors:	1	Elevator:	No
Years Renovated:	2011	Parking:	25 Surface
Roof:	TPO Membrane	Reception Area:	Yes
Dock Doors:	1	Signage:	Yes

ADDITIONAL PHOTOS

3318 Mercer University Drive Macon, GA



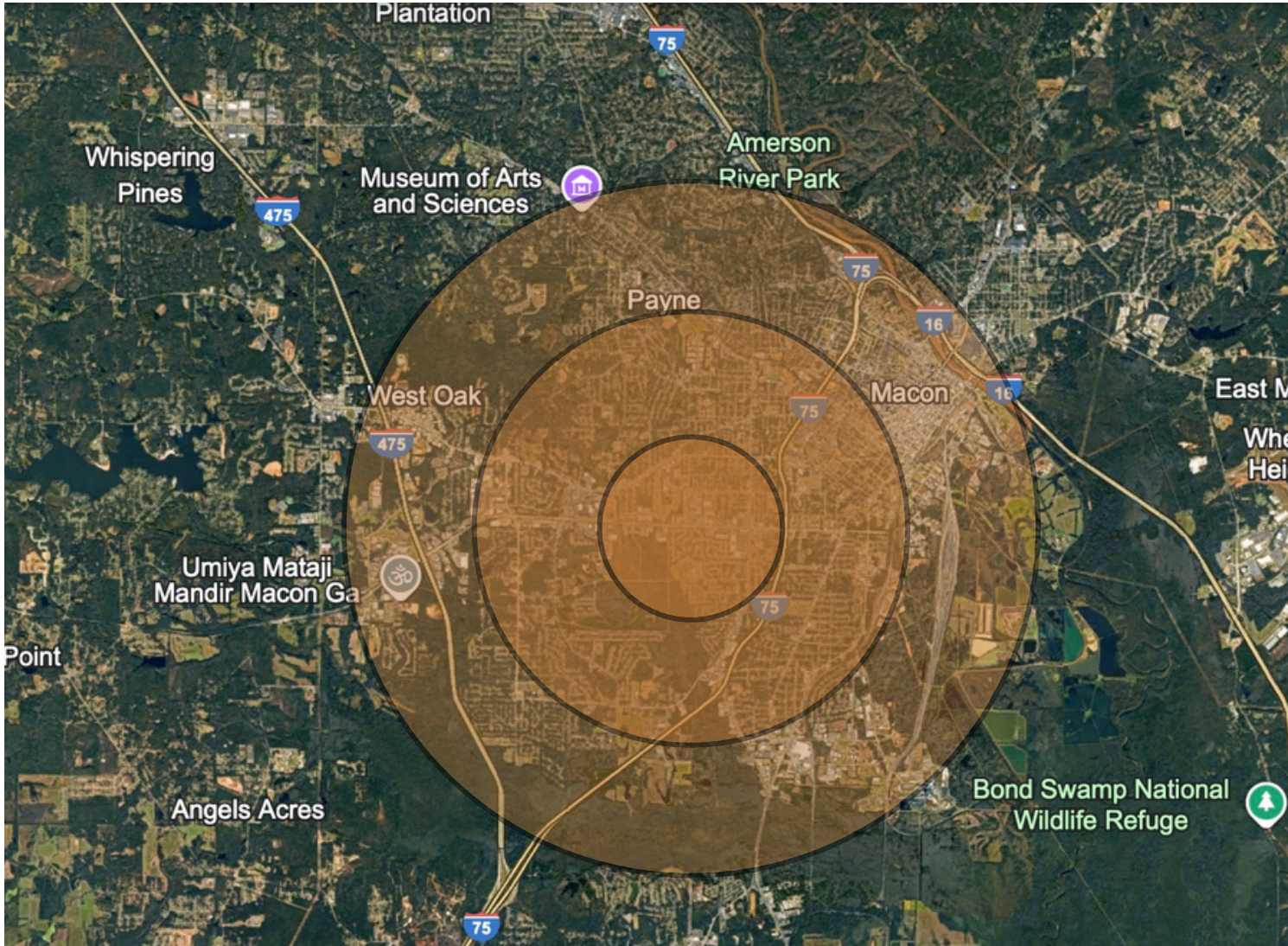
SITE MAP - AERIAL

3318 Mercer University Drive Macon, GA



LOCATION/DEMOGRAPHICS

3318 Mercer University Drive Macon, GA



2024 Demo's

Population

1 Mile: 5,957
3 Miles: 59,739
5 Miles: 92,406

Households

1 Mile: 2,331
3 Miles: 23,355
5 Miles: 37,060

Average HH Income

1 Mile: \$40,650
3 Miles: \$49,752
5 Miles: \$60,013

Median Age

1 Mile: 36.3
3 Miles: 34.1
5 Miles: 35.2




About Judge Realty


Judge Realty is the leader in Savannah Commercial Real Estate. We manage and lease over 500 properties in the Savannah area and work with local and national clients across the USA.

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PROPERTY MANAGEMENT

 Savannah, GA 31401

 912-236-1000

 info@judgerealty.com

 judgerealty.com