

SALE OR LEASE

FREESTANDING RETAIL BUILDING—HIGH TRAFFIC LOCATION
1882 SHURLING DRIVE
MACON, BIBB COUNTY, GEORGIA 31211



SALES PRICE: \$115,000

MONTHLY LEASE RATE: \$1,500.00

PROPERTY OVERVIEW

- 1,581± SF Storefront Retail Building
- Former Lottery Store
- Fairly new roof & HVAC System
- Excellent Visibility with signage on building and pylon
- Situated on 0.42± Acres
- Built in 1969
- Zoned C-2 Commercial
- 2025 Property Tax Bill: \$987.42

LOCATION OVERVIEW

- Prominent location along **Shurling Drive**, one of East Macon's established commercial and retail corridors
- **23,400 Vehicles Per Day** on Shurling Drive (2024 GDOT Estimate)
- Excellent visibility and exposure to steady daily traffic
- Convenient access to **Gray Highway, I-16 and I-75**
- Approximately **2.5 miles from Interstates 16 & 75**
- Located near established shopping centers, national retailers, restaurants and neighborhood services
- Across from **Shurlington Plaza**, providing additional retail and service traffic
- Served by **Macon-Bibb County Transit Authority**
- Surrounded by established residential neighborhoods, providing a strong neighborhood customer base
- Well suited for **retail, service, office, convenience or neighborhood commercial uses**

HAL HARPER, CCIM
478.951.3991 Cell
hharper@cbcgeorgia.com

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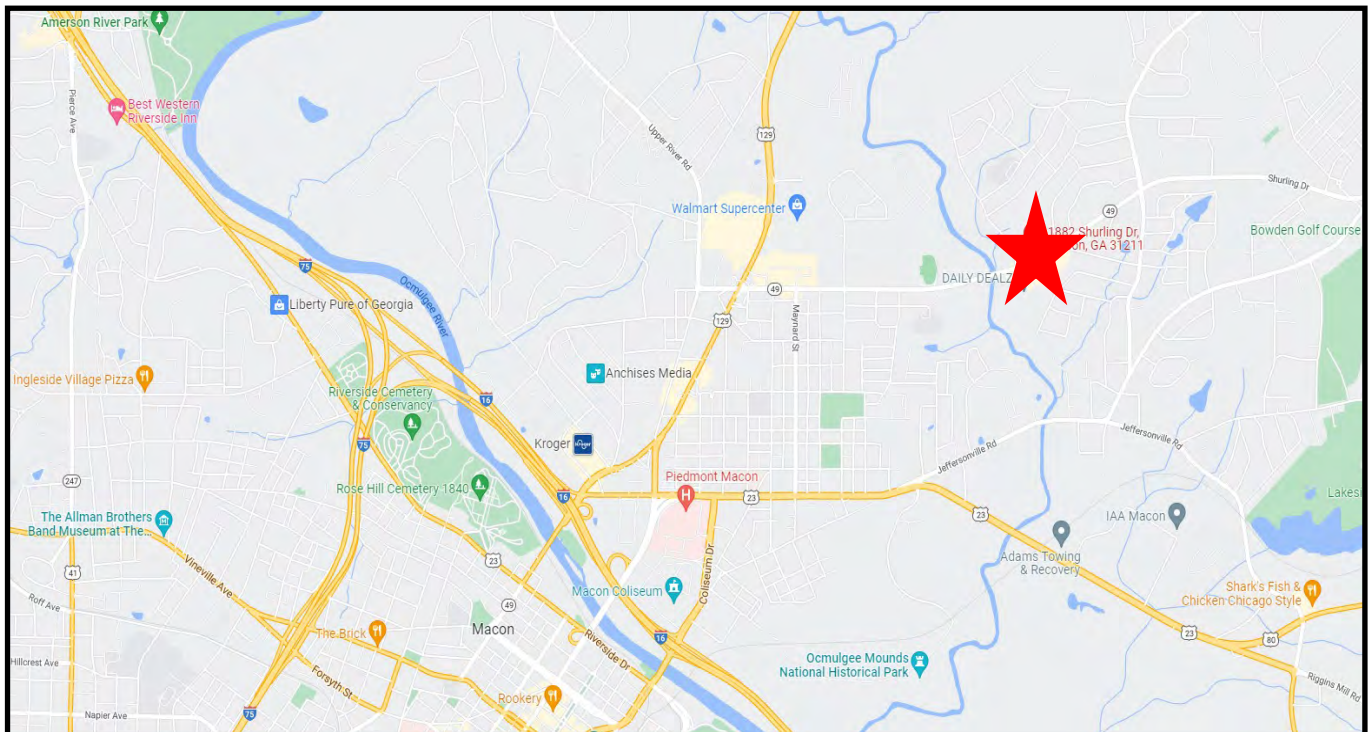
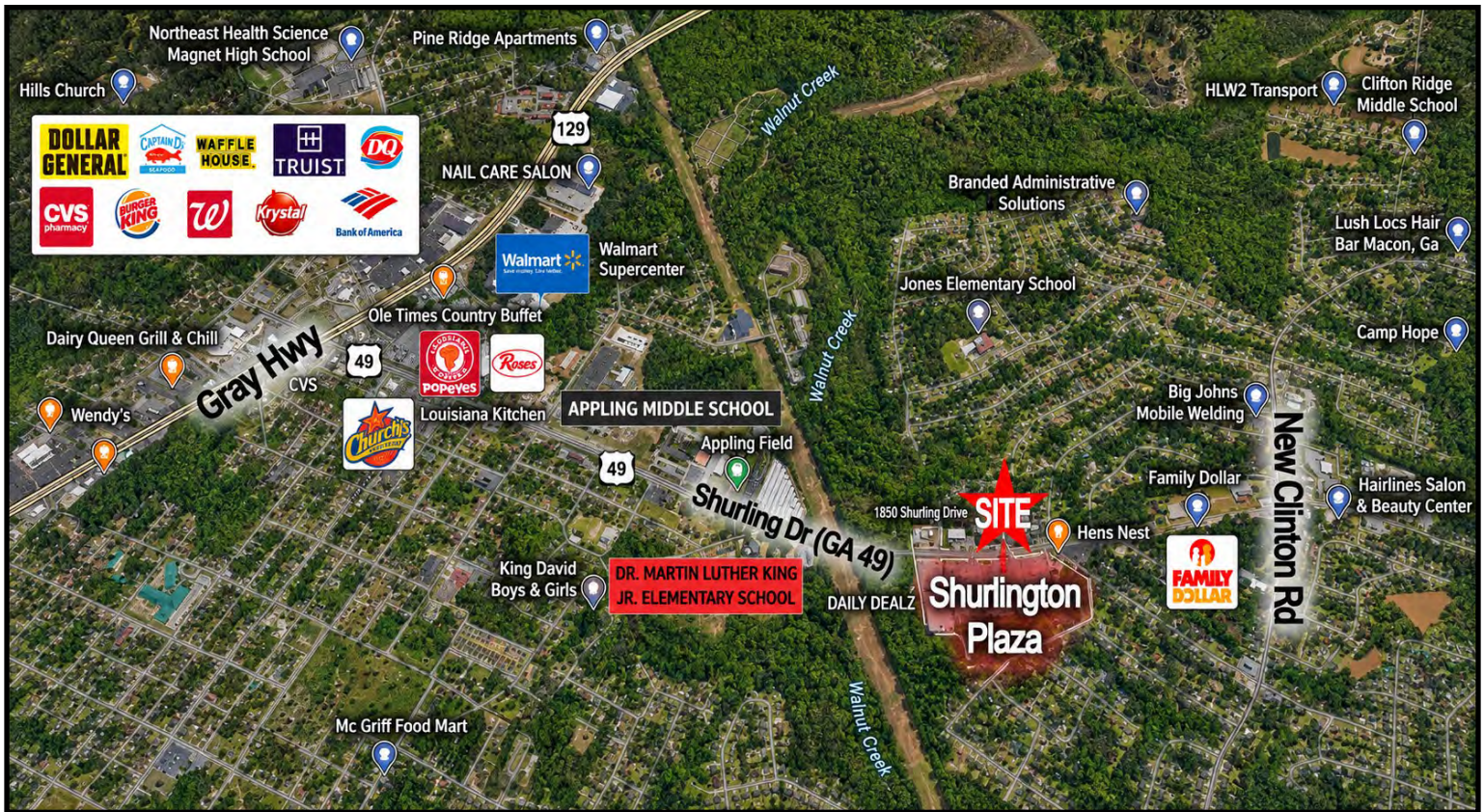
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	ONE MILE	THREE MILE	FIVE MILE
2026 HOUSEHOLDS	5,307	23,343	54,530
DAYTIME POPULATION	5,088	33,127	67,820
AVG HOUSEHOLD INCOME	\$42,641	\$59,577	\$67,346

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