



2908 Macon Road

Columbus, Georgia 31906

Property Highlights

- +/- 4,542 SF office building with flexible floor plan
- Large great room on main level plus additional gathering space in basement along with kitchen, restrooms, etc.
- Ideal for office, educational, nonprofit, community, or religious users

Property Overview

Position your organization for success at 2908 Macon Road, a +/- 4,542-square-foot office building offering flexible space for a variety of uses. The main level features a large open great room ideal for meetings, training, presentations, worship services, or collaborative workspaces. The lower level includes a second great room, storage space, restrooms, and a kitchen, providing additional functionality for office, educational, nonprofit, community, or religious users. Conveniently located on Macon Road, this property offers a versatile layout to meet a wide range of business and organizational needs.

Offering Summary

Sale Price:	\$305,000
Building Size:	+/- 4,542 SF
Lot Size:	+/- 0.27 Acres

Demographics 0.25 Miles 0.5 Miles 1 Mile

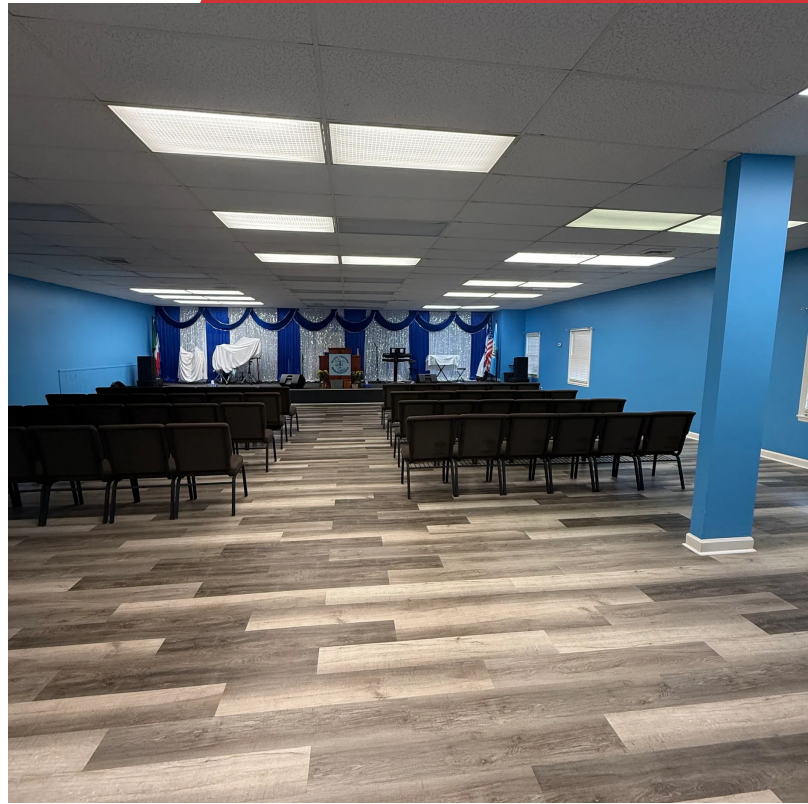
Total Households	215	1,012	4,155
Total Population	651	2,630	9,206
Average HH Income	\$106,217	\$103,360	\$85,838

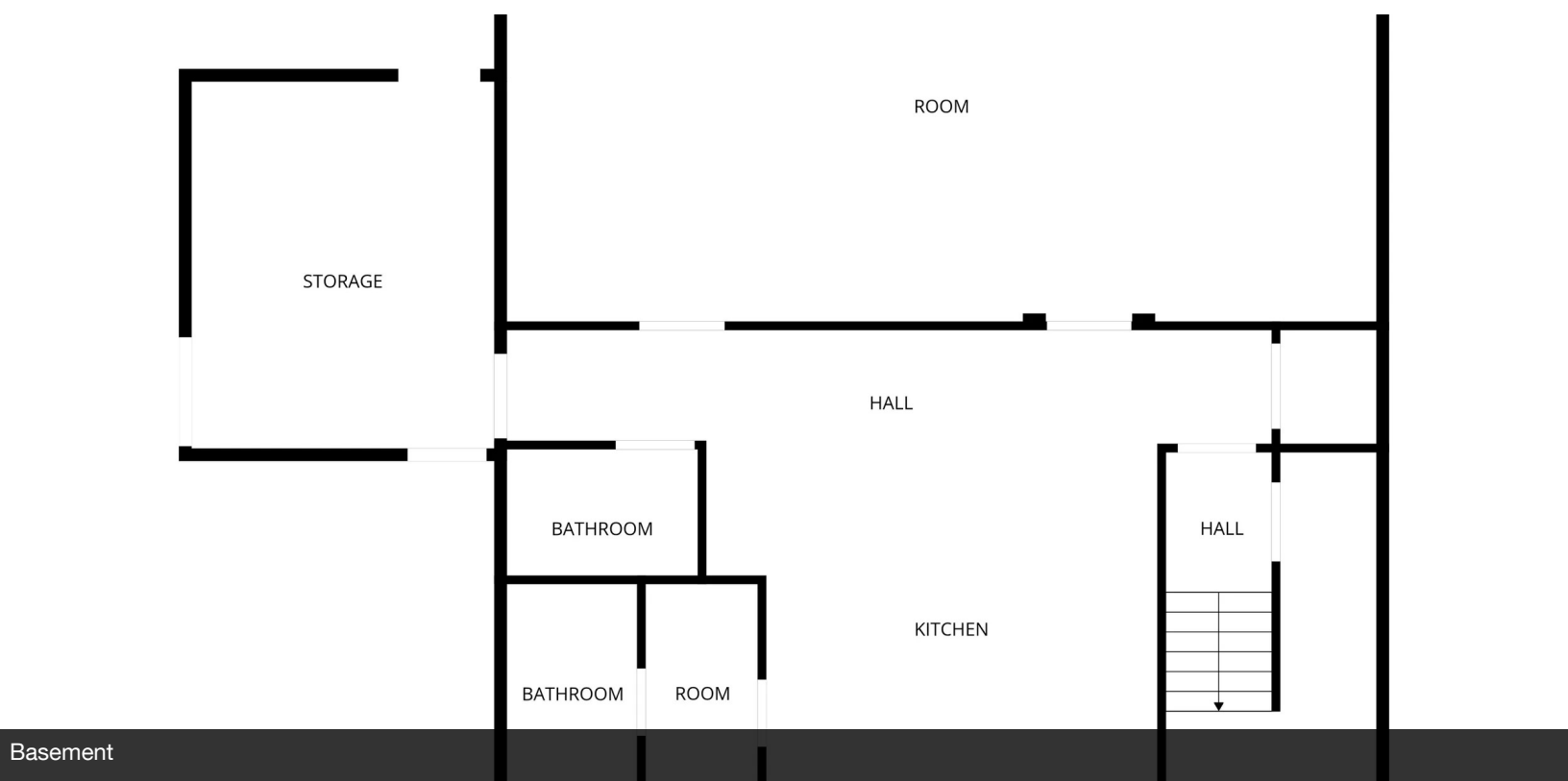
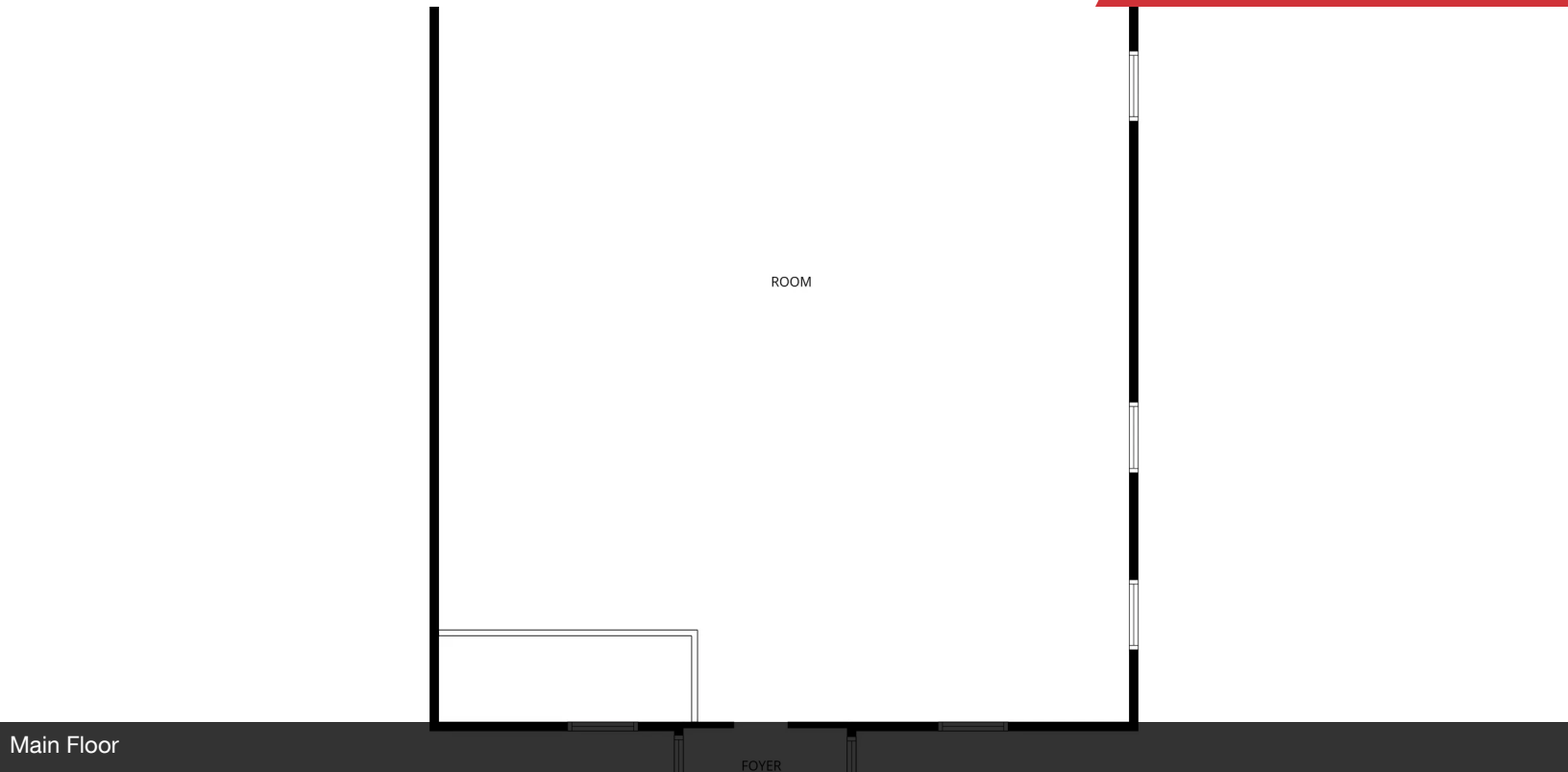
For More Information

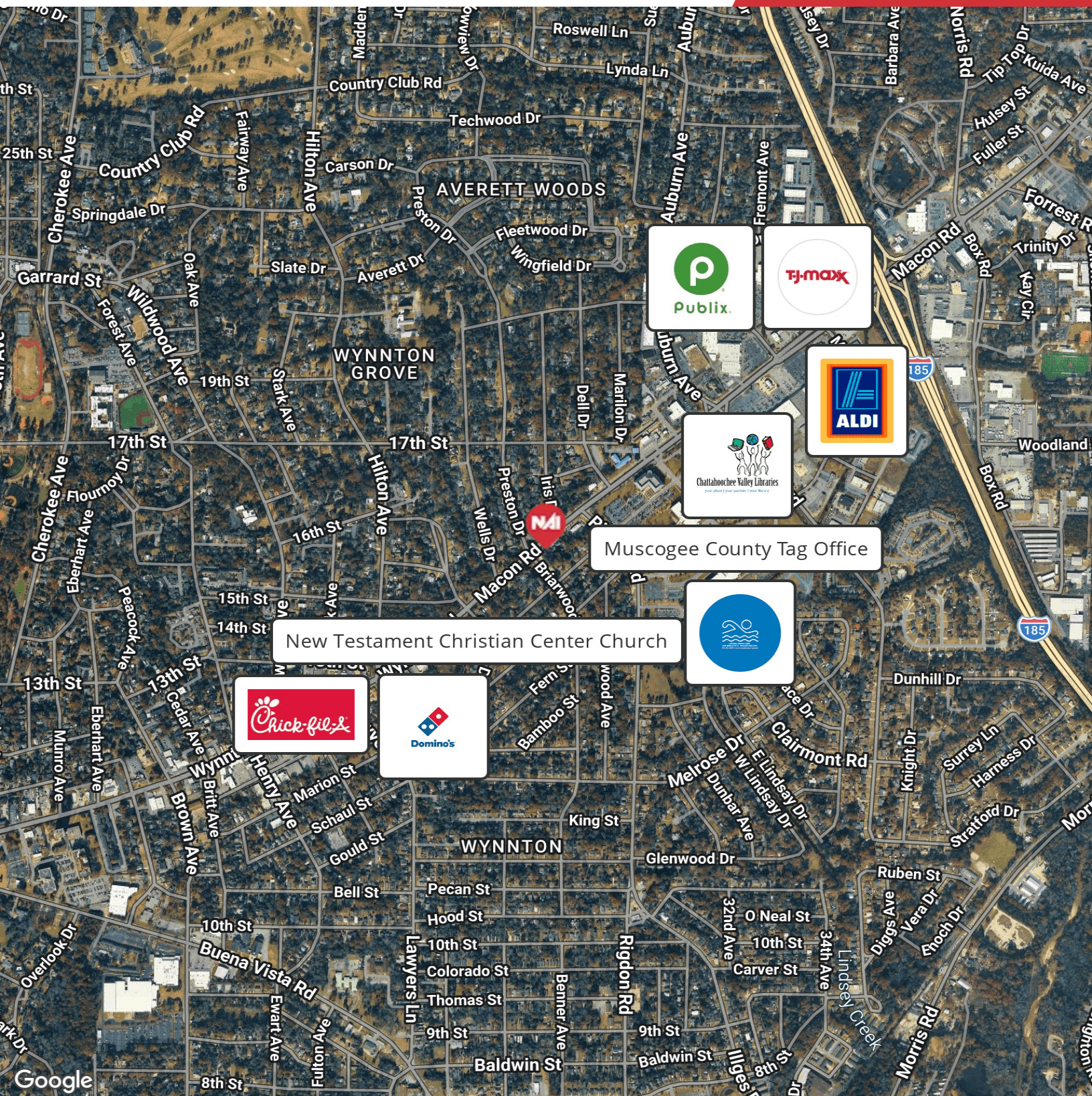
Amy D. Gill, MICP, MRP

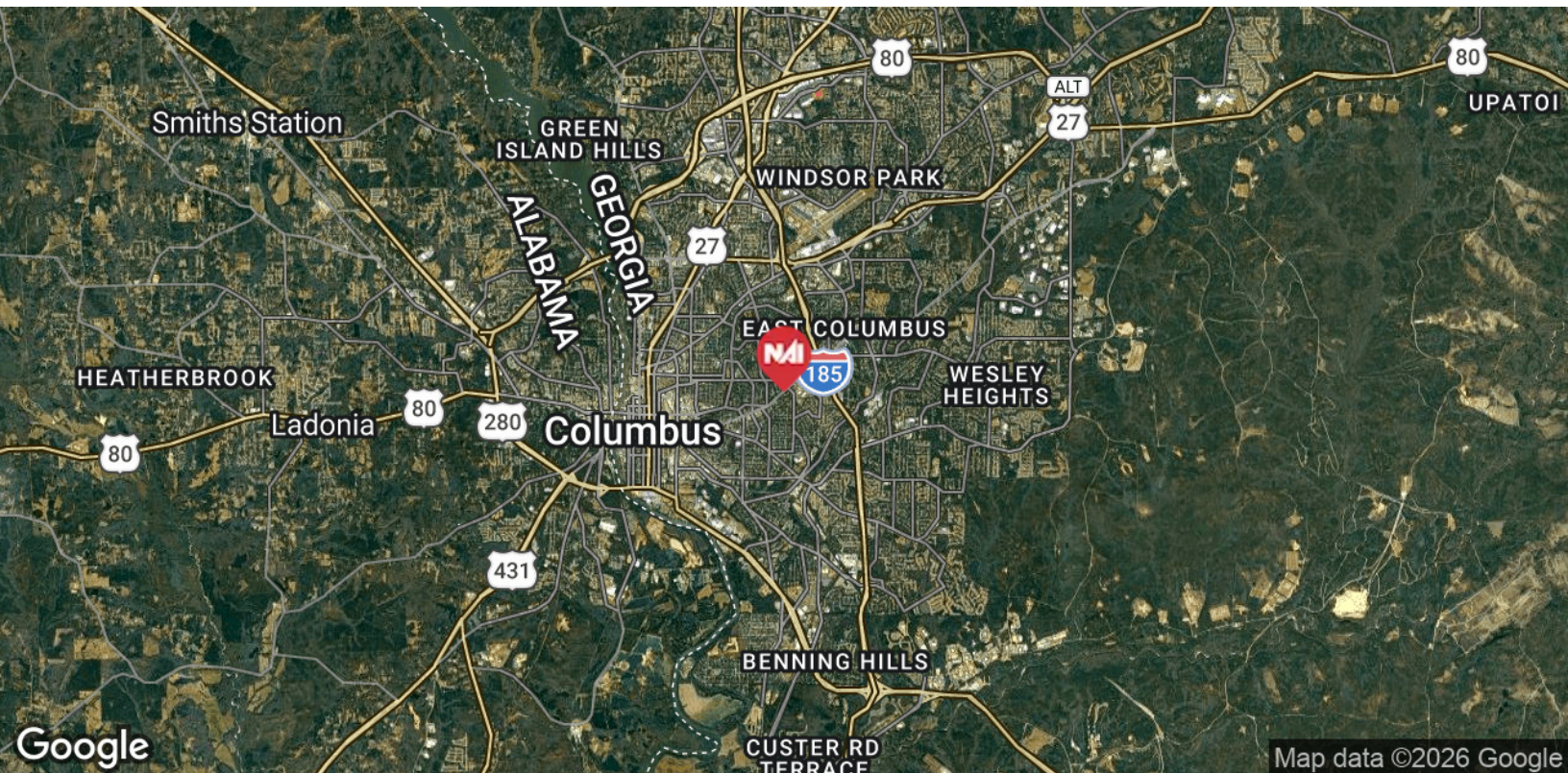
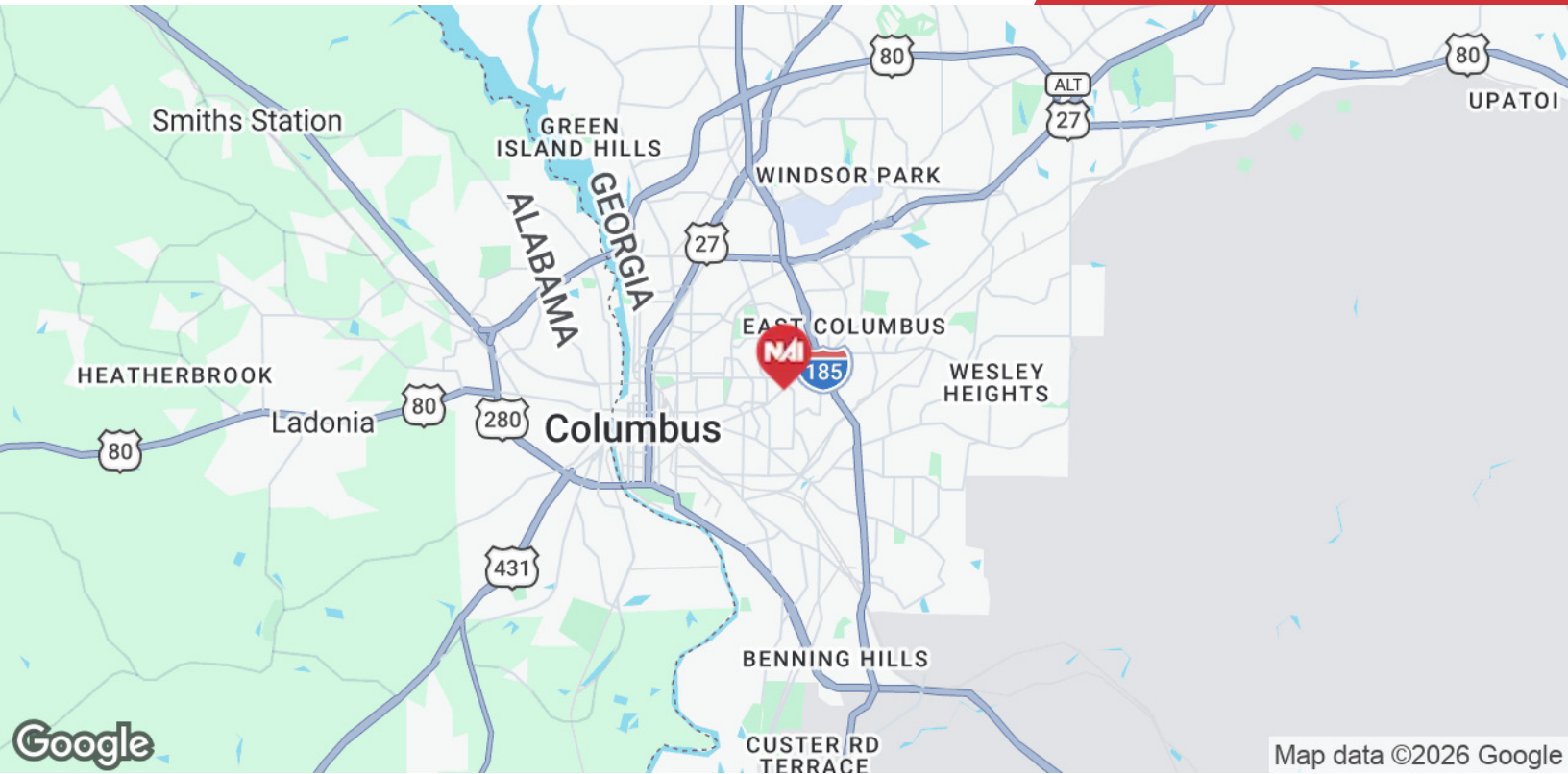
O: 706 660 5418 x1009

agill@g2cre.com | GA #381793



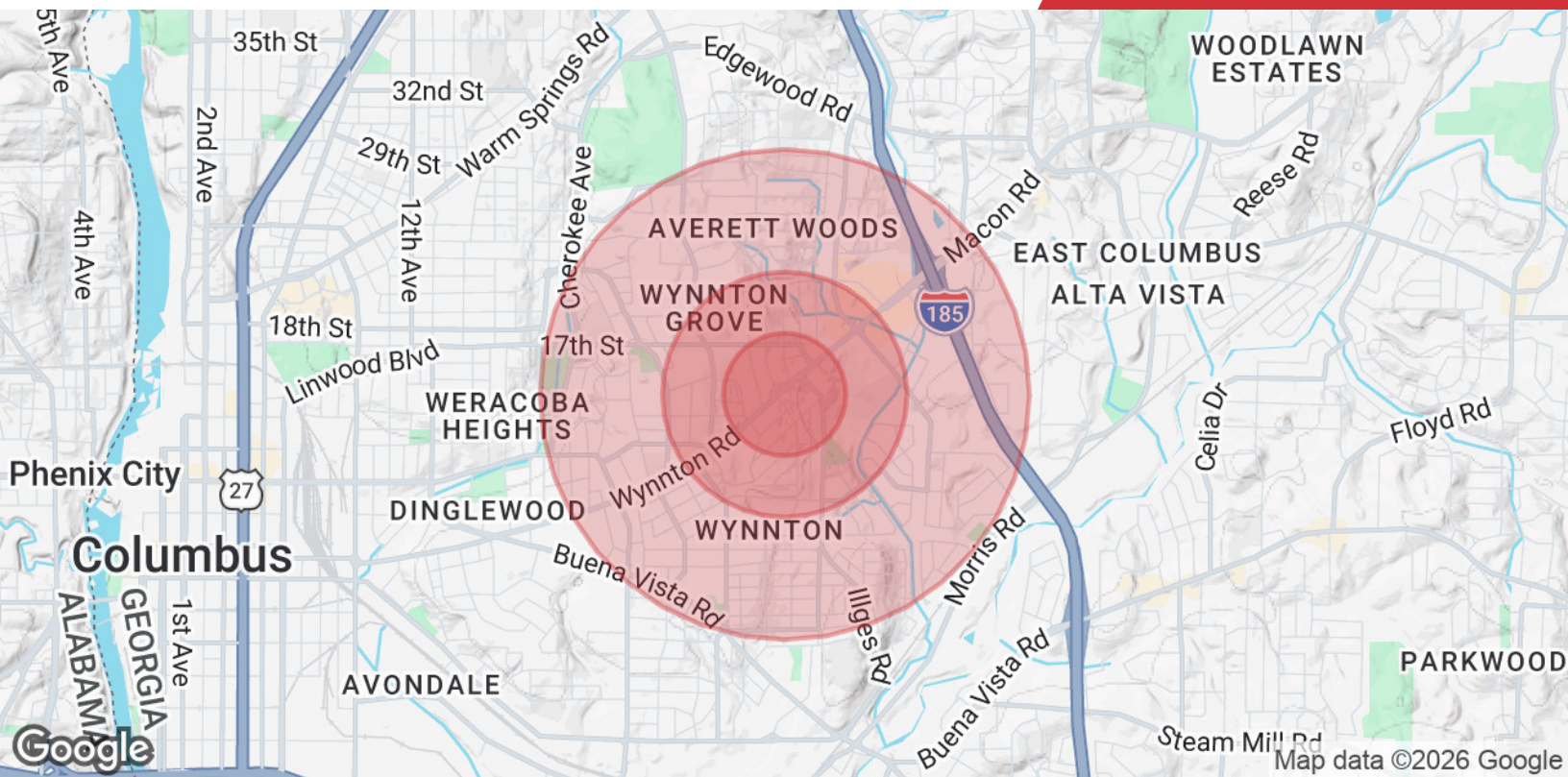






We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com



Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	651	2,630	9,206
Average Age	33.8	38.7	44.1
Average Age (Male)	35.1	39.7	43.1
Average Age (Female)	29.0	35.9	45.0

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	215	1,012	4,155
# of Persons per HH	3.0	2.6	2.2
Average HH Income	\$106,217	\$103,360	\$85,838
Average House Value	\$261,590	\$243,379	\$218,878

2023 American Community Survey (ACS)