

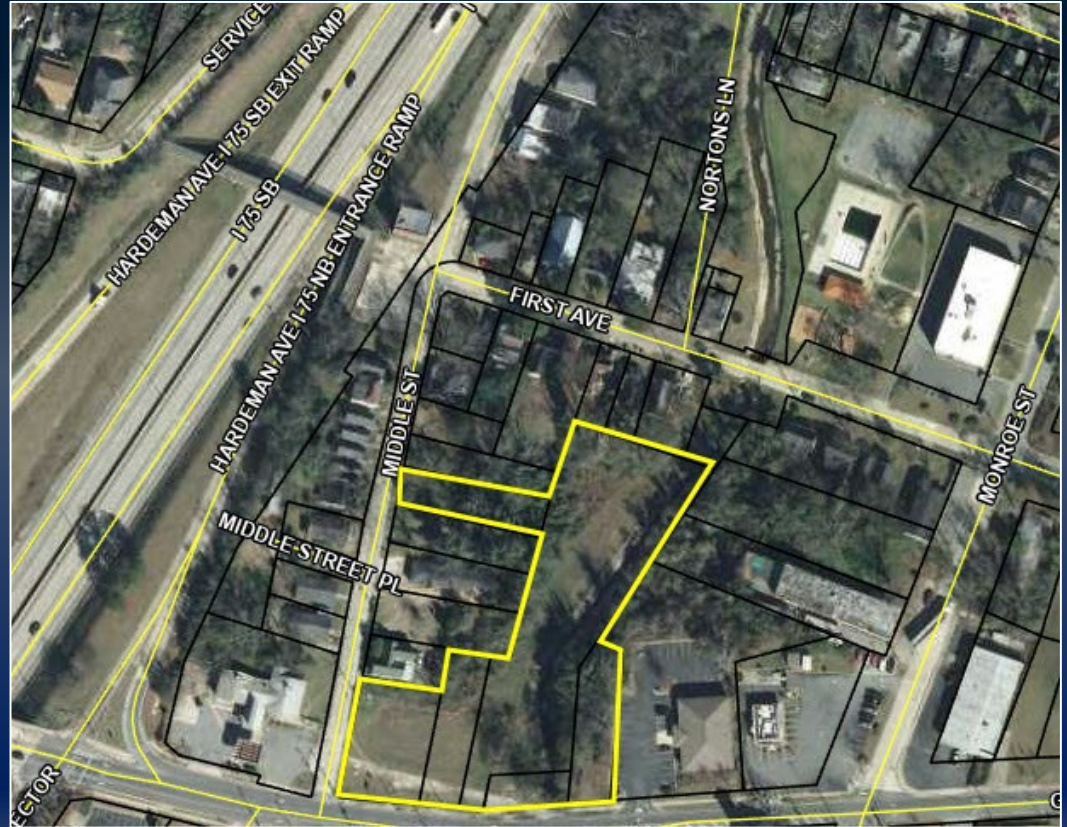


# COMMERCIAL LAND FOR SALE

1511 HARDEMAN AVENUE  
MACON, GA 31201  
BIBB COUNTY

±2.24 AC

ASKING PRICE:  
\$250,000



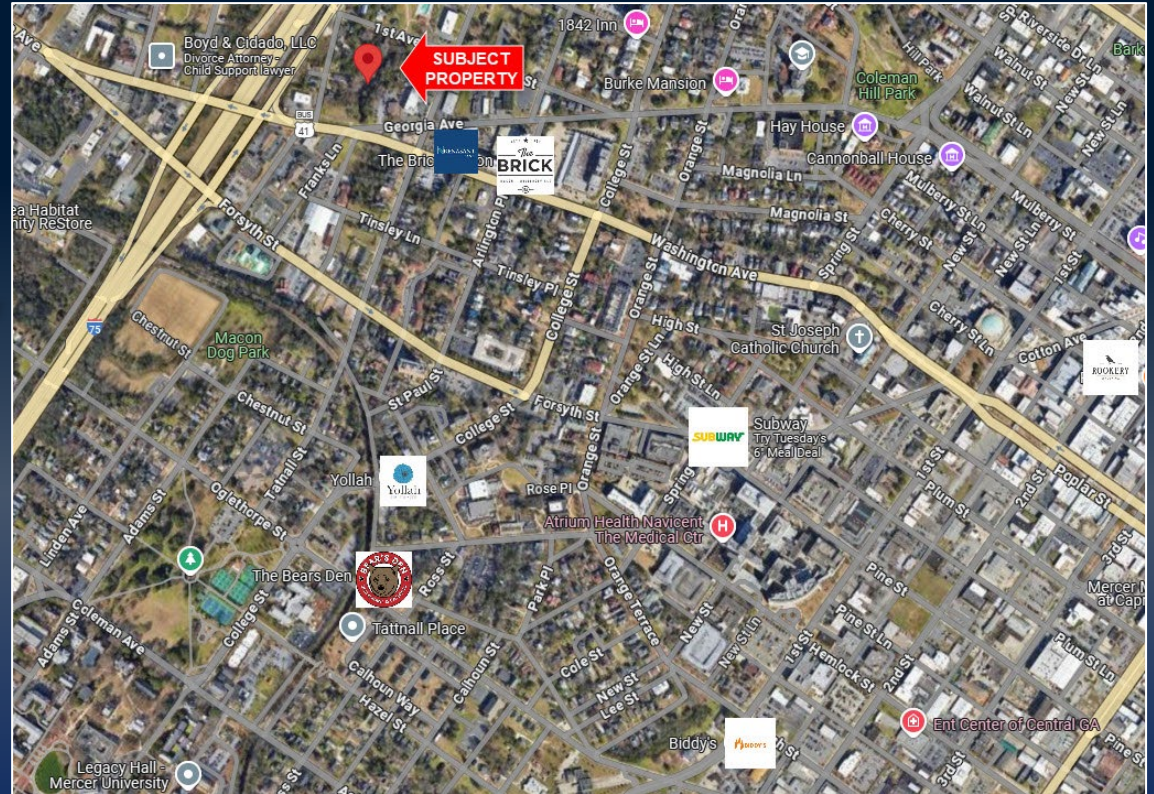
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## PROPERTY INFORMATION

- ±2.2 acres located just off Exit 164, gateway to Downtown Macon
- Ideal for convenience store, fast food restaurant or small strip development
- Directly across the street from brand new Mercer Loft Project for graduate students
- Most heavily traveled exit by downtown motorist
- Close proximity to The Medical Center, Mercer University and all that downtown Macon has to offer.
- Frontage:
  - 157' Middle Street
  - 335' Hardeman Avenue
- Traffic Count (GDOT 2023):
  - Hardeman Avenue: 11,900 VPD
  - I-75: 78,100 VPD



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