

FOR SALE OR LEASE

Commercial Building with Attached Open Air Garage
722 Martin Luther King Jr Boulevard
Macon, Ga 31201



Summary

Area Info

Photos

Aerial

Site Map



SALE PRICE: \$450,000.00
LEASE PRICE: \$3,200.00/mo

CONTACT

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478.746.9421 Office
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This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

PROPERTY INFORMATION

BUILDING

Property Address:	722 Martin Luther King Jr Boulevard Macon, GA 31201
County:	Bibb
Total Size:	3,131 SF – Building Approx. 1,700 SF – Attached Open-Air Garage
Utilities:	Water, Sewer, & Electricity Available
Year Built:	1954 – Actual 1970 – Effective
Parking:	Small Paved Lot 6-7 Spaces
Traffic Count:	MLK Jr Boulevard – 20,978 VPD 5 th Street – 1,709 VPD
Uses:	Ideal for Convenient Store, Wholesale Distribution, or Showroom/Storage

SITE

Site Size:	0.23 Acres
Parcel ID:	R081-0073
Zoning:	CBD-2
Frontage:	100± ft on MLK Jr Boulevard
Property Taxes:	\$540.75 (Est. 2023)

Demographics 2023	1 Mile	3 Miles	5 Miles
Population	5,522	38,713	81,406
Avg HH Income	\$60,898	\$47,542	\$59,038
Median Age	40.3	36.8	36.4

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NOTES

Former 3,131 SF Convenient Store. Property has an attached open-air garage approximately 1,700 SF. Second floor has been converted into an office space.

LOCATION

Conveniently located on Martin Luther King Jr Boulevard in Downtown Macon. Property is approximately 1± mile from Interstate 16 and 1.2± miles from Interstate 75. Surrounding neighbors include Atrium Health Navicent, Wilson Bryant Heating & Air, Broadway Lofts, Henderson Chemical, Macon/Bibb Co Water Authority, Unique II, Department of Family & Children's Services, and many others.



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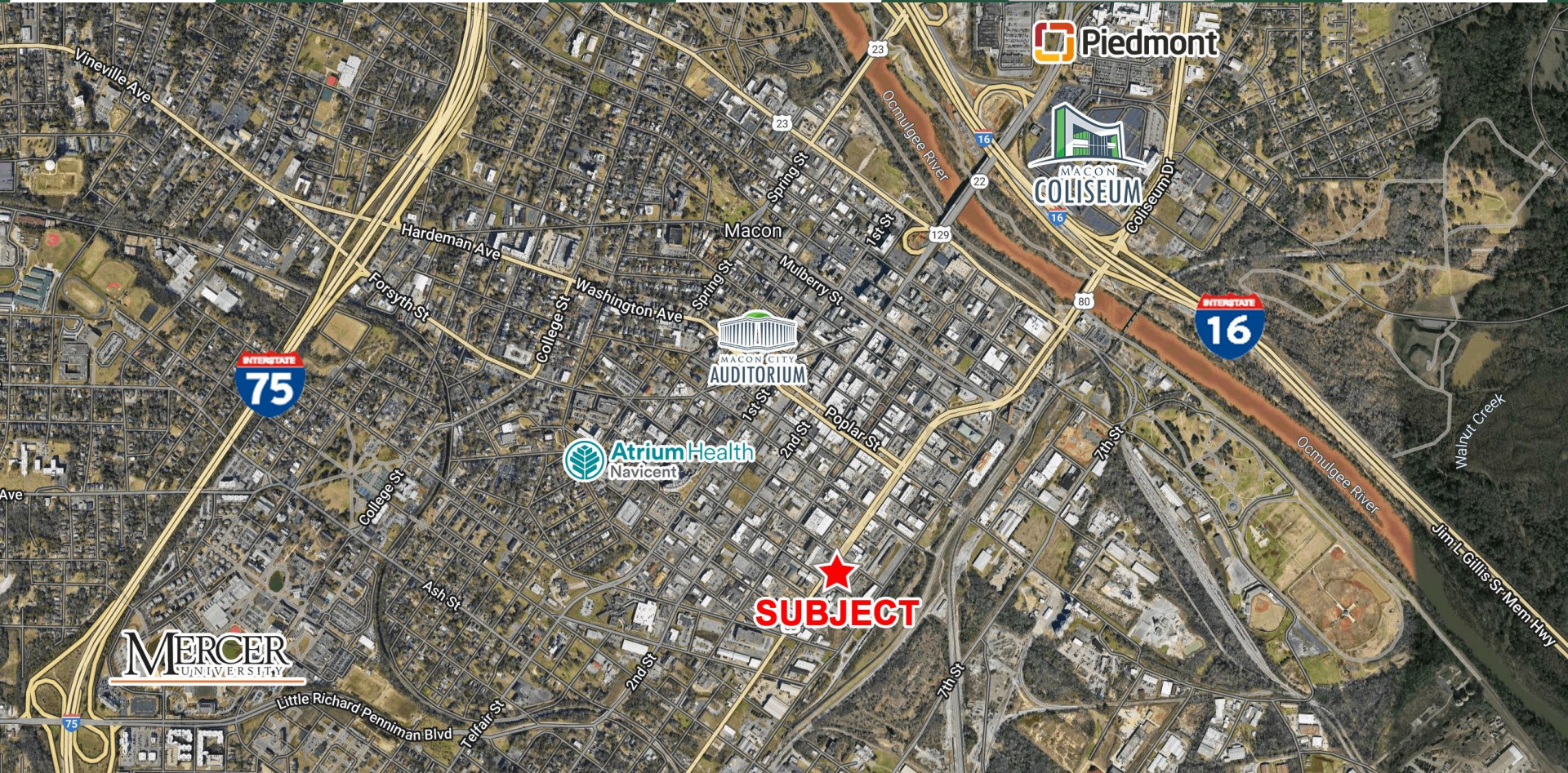
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