

SALE

5531 MACON HWY
5531 Macon Hwy Bishop, GA 30621



PROPERTY DESCRIPTION

This property along Highway 441 has approximately 330 feet of road frontage. It has two driveway access points for ingress and egress.

The property has a large open span main building of 2,100 SF. The showroom area is +/- 1975 SF. There is an offset area to the rear containing a restroom as well as a storage closet which is approximately 125 SF. Additionally there is poured pad of +/- 1172 SF with a poured ramp planned for future expansion. There is also a 531 SF covered storage area, as well as a 206 SF shed attachment. Behind the main building sits a secondary block building of 1170 SF.

OFFERING SUMMARY

Sale Price:	\$790,000
Lot Size:	2.51 Acres
Building Size:	2,100 SF

Roby Redwine
(706) 207-2942

Katie Reeves
(706) 254-3446



**COLDWELL BANKER
COMMERCIAL**
UPCHURCH REALTY

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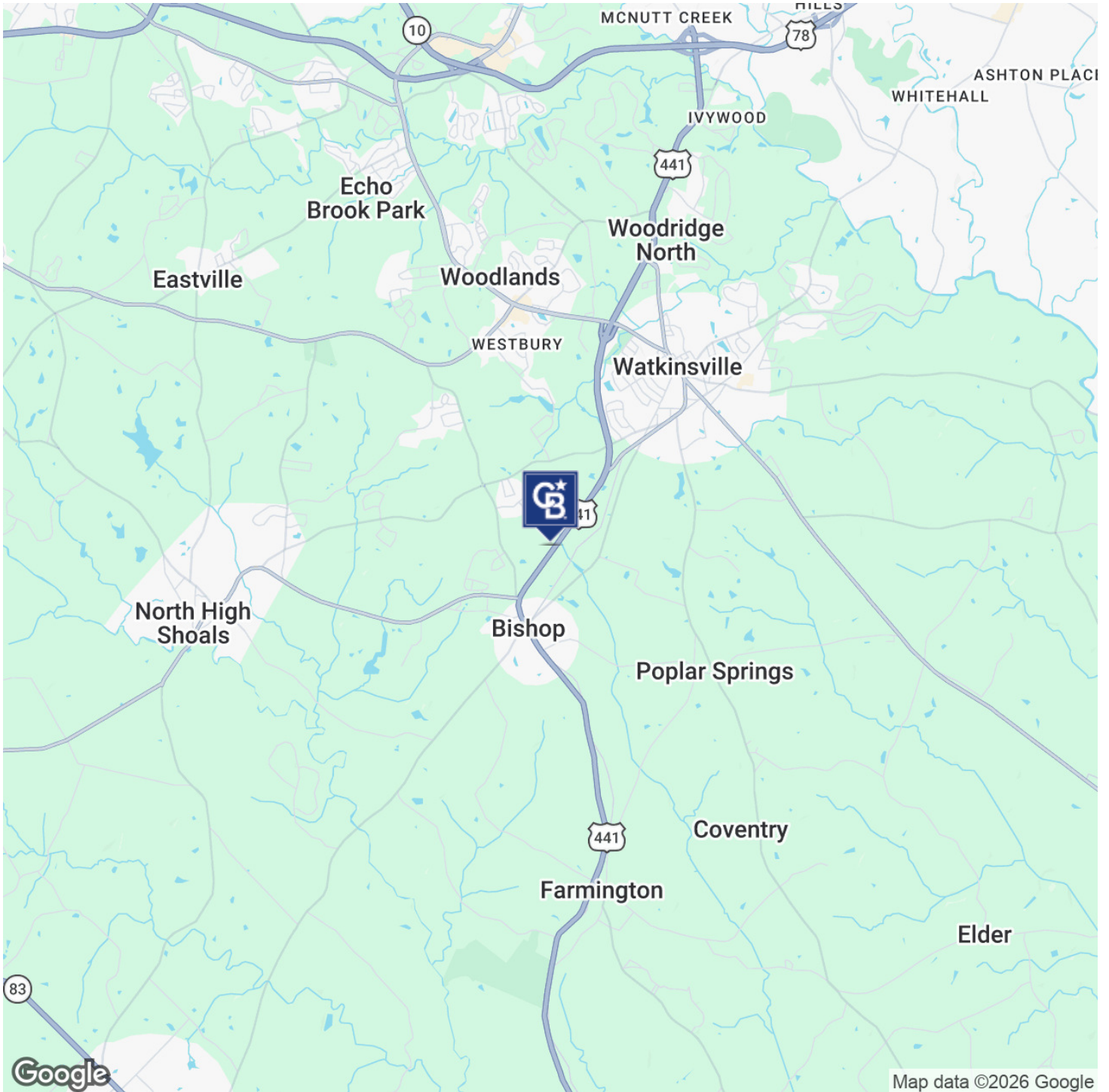


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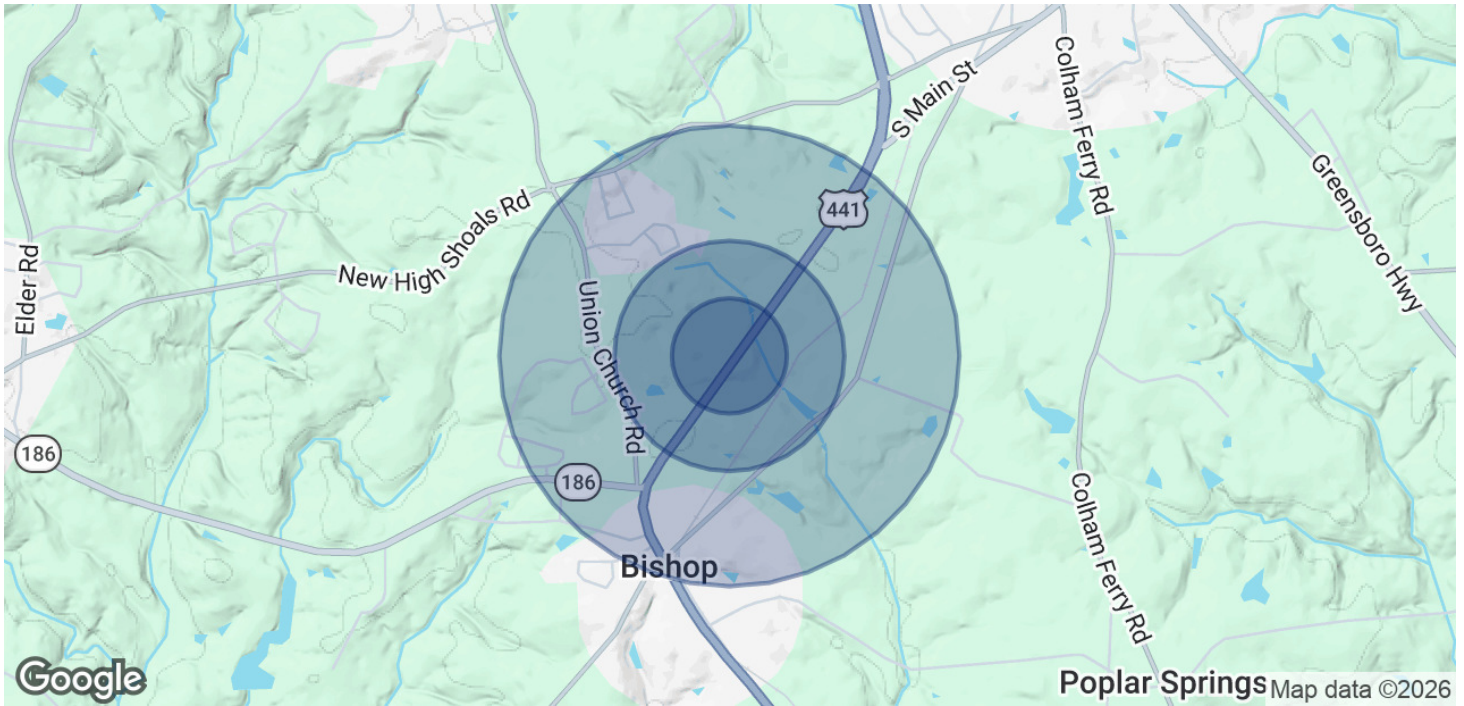


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	64	293	867
Average Age	38.1	37.1	37.3
Average Age (Male)	32.4	32	33.1
Average Age (Female)	43	41.9	41.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	19	96	285
# of Persons per HH	3.4	3.1	3
Average HH Income	\$126,176	\$110,337	\$117,388
Average House Value	\$371,099	\$357,886	\$378,217

2023 American Community Survey (ACS)

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