

**COMMERCIAL POTENTIAL**  
**1.64 Acre Lot For Sale**  
**2259 & 2273 Heath Road**  
**Macon, GA 31220**



- Lot Size:** 1.64 ac (2 parcels)
- Frontage:** 245'
- Depth:** 300'
- Utilities:** All available
- Taxes:** \$2,360.68
- Zoning:** Ag
- Topography:** Level
- Traffic:** 5,700 vpd

**Neighbors:** Veteran's Administration, Heath Road Storage, Dollar General, O'Reilly Auto Parts, Shopper's Value Grocery Store, Flash Foods & Tires Plus Auto Care.

**Coming Fall 2019 - Across Thomaston Road (Hwy 74) a new retail development with Publix as anchor tenant. (see aerial)**

**Notes:**

- Ideal location for retail, fast food or office.
- Convenient to I-475, Hwy 74, Mercer University Dr., Thomaston Rd., Lake Tobesofkee and Middle Georgia State University.
- Property currently has 2 houses on it that have no value considered in this sale.

~~**Sales Price: \$400,000**~~  
**Reduced Price: \$375,000**

**FOR MORE  
INFORMATION  
CONTACT**

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**FICKLING & COMPANY**  
 A Full Service Real Estate Company  
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2018	3 mile	5 mile	10 mile
Population	22,114	73,677	155,239
Avg. Household Income	\$68,342	\$67,485	\$66,449
Median Age	35.4	36.1	36.5

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