

Vineville Ave. Retail Property For Sale
 3190 & 3192 Vineville Ave
 Macon, GA 31204



- Lot Size:** 3190 Vineville - .23 acres
 3192 Vineville - .22 acres
- Bldg. Size:** 3190 Vineville - 1,430 sf
 3192 Vineville - 2,544 sf
- Frontage:** 3190 Vineville - 83'
 3192 Vineville - 85' } 178'
- Depth:** 105'
- Built:** 3190 Vineville - 1993
 3192 Vineville - 1941
- Zoning:** C-2
- Tenants:** Dent Trix occupies 3190 Vineville - pays \$750/mo.
- Traffic:** 16,600 vpd
- Utilities:** All included
- Neighbors:** Advanced Auto, O'Reilly's Auto, Jim Shaw's, Vineville Package
- Notes:** This property consists of 2 parcels fronting Vineville Avenue. Great location for retail or a service type business. 3192 Vineville was a former furniture renovation company (Furniture Medic)

<u>2018 Demographics</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	7,183	51,839	99,380
Median Age	33.8	35.1	34.8
Average HH Income	\$58,548	\$55,028	\$54,622

<u>EXPENSES</u>	
Misc:	\$300 tenant pays railroad annually. Shed in rear is railroad property. Could be removed.
Water:	\$35 per month for water. Both properties are on the same meter
Taxes:	3190 Vineville - \$1,128.70 & 3192 Vineville - \$1,069.35
Insurance:	\$1,500 (estimate)

Reduced Price: \$320,000
~~**Sales Price: \$350,000**~~
3192 Vineville Lease Price:
\$1,100/month

**FOR MORE
 INFORMATION
 CONTACT**

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577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015
 This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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A Full Service Real Estate Company
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PHOTOS



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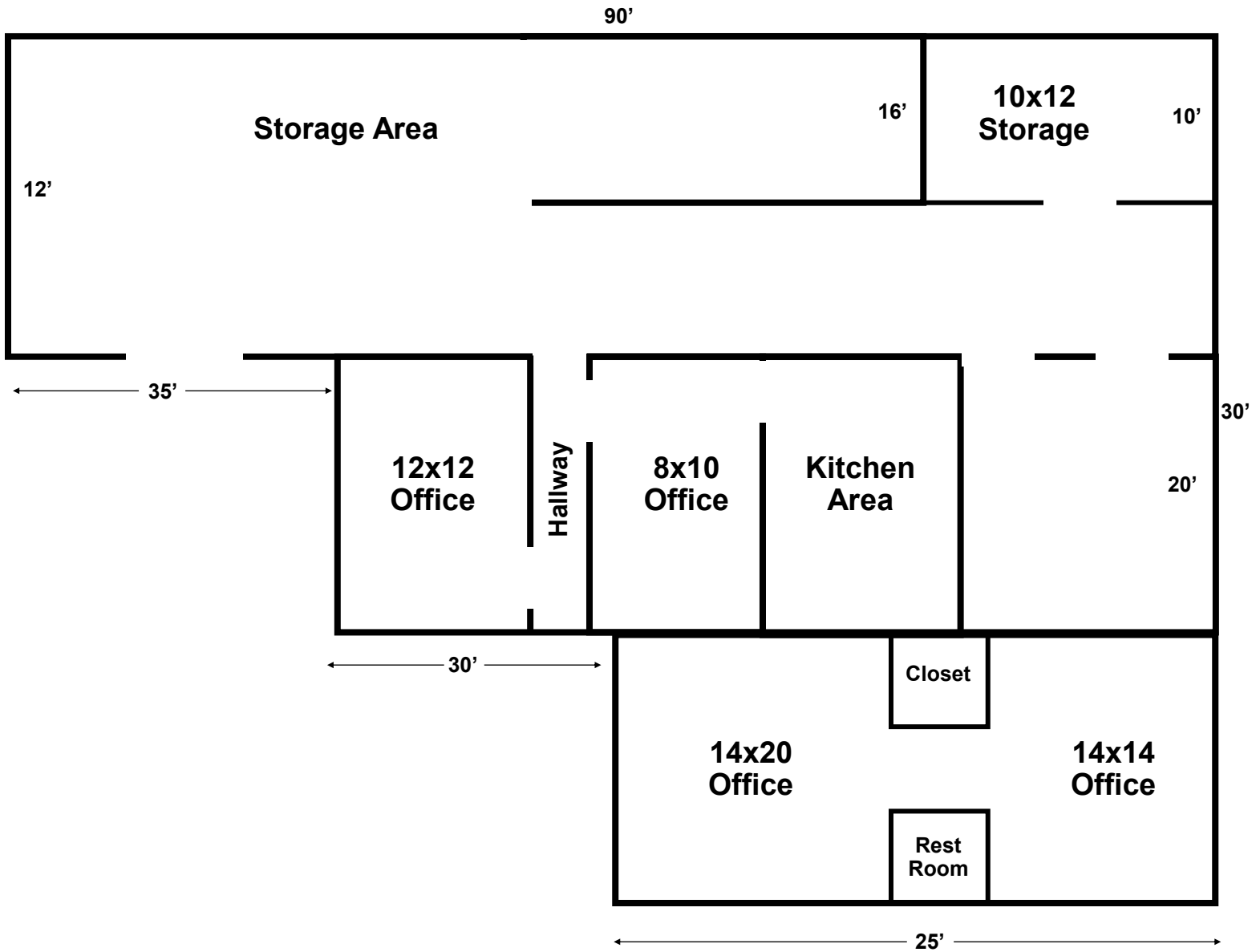
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FLOORPLAN

3192 Vineville Ave.



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