

LOTS FOR SALE

4377 - 4395 Pio Nono Avenue
Macon, GA 31204

4377 Pio Nono Ave



- 2.52± Acres
- 3,436 SF total:
 - Office Building: 1,460 SF
 - Workshop 1: 1,176 SF
 - Workshop 2: 800 SF
- Frontage: 102'
- Taxes (est.): \$1,403.13
- Built: 1958

4385 Pio Nono Ave



- 6.22± Acres (on same lot as 4395 Pio Nono)
- 4,380 SF Building
- Taxes (est.): \$2,682.92 (for both 4385 Pio Nono & 4395 Pio Nono)
- Frontage: 229' (for both 4385 Pio Nono & 4395 Pio Nono)
- Built: 1952

4395 Pio Nono Ave



- 6.22± Acres (on same lot as 4385 Pio Nono)
- 4,380 SF Building
- Taxes (est.): \$2,682.92 (for both 4385 Pio Nono & 4395 Pio Nono)
- Frontage: 229' (for both 4385 Pio Nono & 4395 Pio Nono)
- Built: 1952

- Property consists of 3 lots on a combined total of 8.74 Acres.
- Total building area: 10,220± SF plus 1,976± SF workshop spaces
- Zoned M-1
- 34,000 VPD Pio Nono Ave.
- 4385 Pio Nono Ave & 4395 Pio Nono Ave are on same lot.
- **4377 Pio Nono:** Office building includes 3 offices, conference area and two half-baths. There are two workshops fenced in rear.
- **4385 Pio Nono:** Consists of a shop, common area, and one half-bath.
- **4395 Pio Nono:** Two separate office buildings. Southern building has one office and one half-bath. Northern building is open floorplan with one half-bath.
- Located near I-75 exit at Pio Nono Ave., travel south on Hwy. 247. All businesses are located on right.
- Nearby businesses include Minton Lawn & Garden, Racetrack Gas Station, Flash Foods Gas Station, Bojangles.
- Ideal for car lots, retail sales, convenience stores, mini-warehouses, or workshops.
- Must contact Agent to schedule showing.

2019 Demographics	1 mile	3 mile	5 mile
Population	2,835	29,991	71,560
Median Age	31.8	32.3	33.8
Avg. HHI	\$34,418	\$36,604	\$50,029

Sale Price: Entire Complex - \$550,000; Per Lot - \$250,000

**FOR MORE
INFORMATION
CONTACT**

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4377 Pio Nono Lobby



4377 Pio Nono Office 1



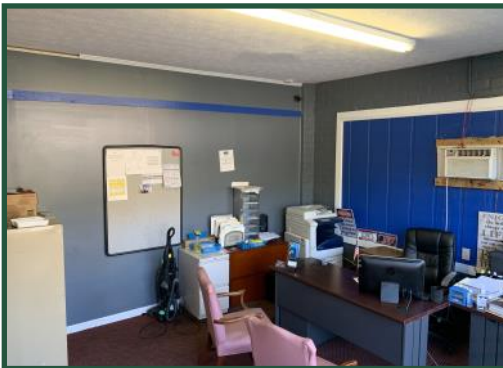
4377 Pio Nono Office 2



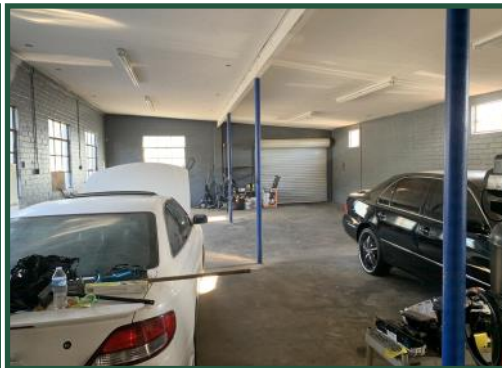
4377 Pio Nono Restroom



4385 Pio Nono Lobby



4385 Pio Nono Office



4385 Pio Nono Workshop



4395 Pio Nono Workshop

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