

**Former Restaurant Available**  
 2425 Pio Nono Avenue  
 Macon, GA 31206



**Lot Size:** 0.7 acres  
**Building Size:** 1,832 sf (Former Long John Silver's)  
**Year Built:** 1975, remodeled 1989  
**Frontage:** 129'±  
**Utilities:** All Available  
**Property Taxes:** \$3,495.58 (est.)  
**Zoning:** C-2  
**Parking:** 32± spaces  
**Traffic Count:** 26,600 VPD on Eisenhower Parkway  
 16,400 VPD on Pio Nono Avenue  
**Neighbors:** Exxon, O'Reilly Auto Parts, Mrs. Winner's, Walgreens, McDonalds, Wendy's, and Rent-A-Center.  
**Notes:** Property is a former Long John Silver's, located on Pio Nono Avenue close to the Eisenhower Parkway and Pio Nono Avenue intersection.

2019	1 mile	3 mile	5 mile
<b>Population</b>	7,155	52,749	86,583
<b>Median Age</b>	37.2	34.1	34.0
<b>Avg. HHI</b>	\$26,800	\$36,371	\$46,741

**LEASE PRICE: \$8.00/PSF NNN**  
**SALE PRICE: MAKE AN OFFER**

**FOR MORE  
 INFORMATION  
 CONTACT**

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 **FICKLING  
& COMPANY**  
A Full Service Real Estate Company  
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**Exterior and Parking**



**Drive-Through**



**Kitchen**



**Dining Area**

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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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## AERIAL



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