

Retail Strip For Sale

3101-3103 Columbus Rd. & 1579 Berkner Ave.
Macon, GA. 31204



Lot Size: 0.74 ac
3101 & 3103 Columbus Rd: 0.6 ac
1579 Berkner Ave: 0.14 ac

Building Size: 4,200 SF

Zoning: 3101 & 3103 Columbus Rd: C-2
1579 Berkner Ave: R-1

Year Built: 1971

Traffic Count: 24,500 VPD

Description: This property is a small grocery store and liquor store combination.

Location: Property is located at intersection of Columbus Road and Mercer University Drive. The Georgia Department of Labor is located across the street.

Note: Call office for financials.

Sale Price: \$515,000

**FOR MORE
INFORMATION
CONTACT**

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478-746-9421 (O)
478-960-4080 (C)
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Patty Burns, CCIM, ALC
478-746-9421 (O)
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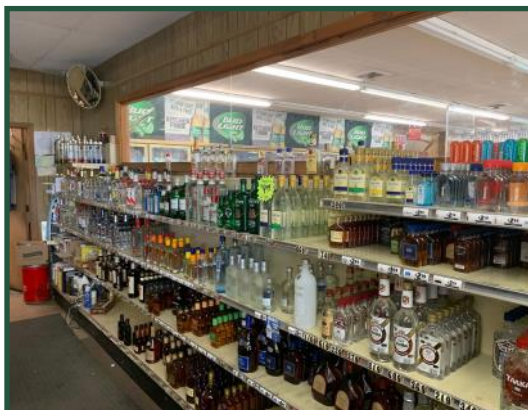
georgiacommercialrealestate.net | commercial.fickling.com

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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PHOTOS



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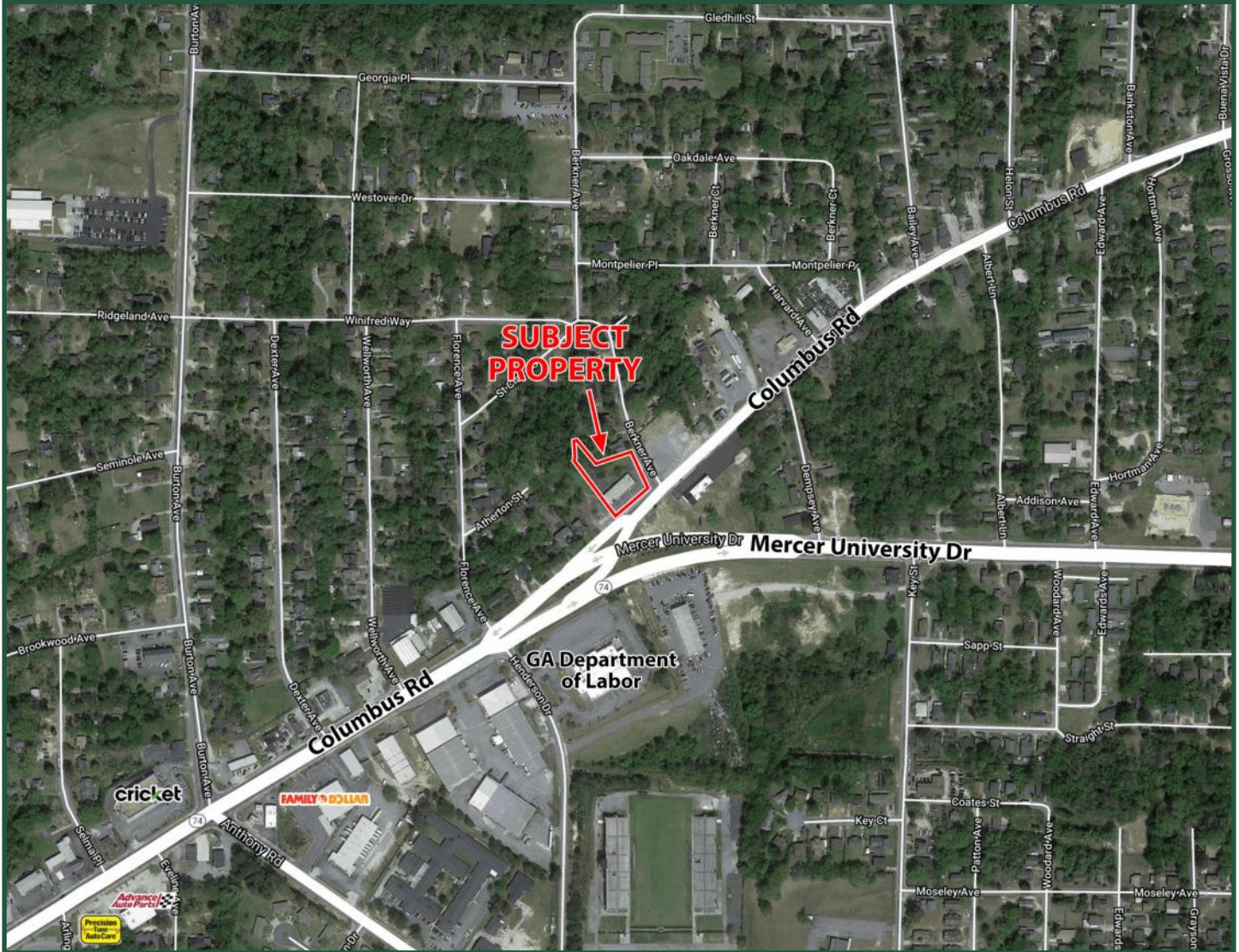
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AERIAL



2020 Demos	1 Mile	3 Mile	5 Mile
Population	8,072	60,218	92,358
Median Age	38.3	33.9	34.7
Avg. HHI	\$30,791	\$45,112	\$50,958

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