

Two Building Units For Sale

4352 & 4354 Mercer University Dr.
Macon, GA 31206



- Lot Size:** 0.14 Acres
- Unit Sizes:** 4352 Mercer University Drive: 2,000 SF
4354 Mercer University Drive: 2,000 SF
- Zoning:** C-1
- Utilities:** All available
- Year built:** 1989
- Property Taxes:** \$1,200 each (2019 est.)
- Parking:** 10 spaces in front, 21 spaces in rear
- Traffic Count:** 22,200 VPD on Mercer University Drive
- Location:** This strip center is located on Mercer University Dr. across from the Walgreens & CVS on the corner of Log Cabin Dr. & Mercer University Dr.
- Notes:** Each space is open floorplan with bathroom in rear.
- Highlights:**
 - High Traffic
 - Great Visibility
 - Neighbors include Universal Hair Studio and Webb's Barber (in same strip center), CVS, Walgreens, and the Eisenhower Crossing Shopping Center.

2019 Demographics			
	1 mile	3 mile	5 mile
Population	6,181	41,794	96,117
Median Age	29.7	33.8	34.9
Avg. HHI	\$48,986	\$49,043	\$55,268

Sale Price: \$91,000 per space

**FOR MORE
INFORMATION
CONTACT**

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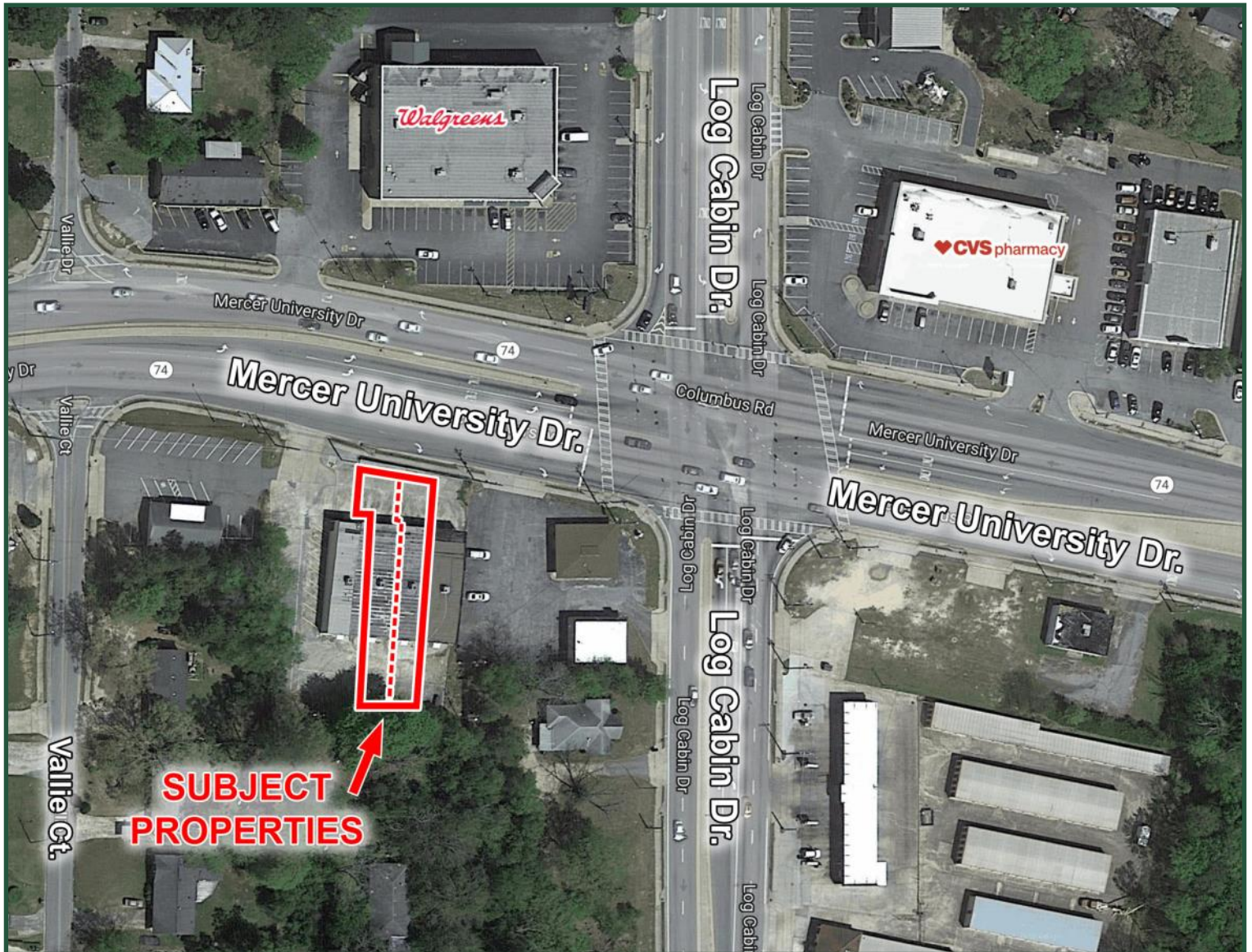
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Aerial



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