

PRICE REDUCED
PRIME COMMERCIAL SITE
SURROUNDED BY NATIONAL RETAILERS



2259, 2273 HEATH ROAD
MACON, BIBB COUNTY, GEORGIA 31206

ARTHUR P. BARRY III, SIOR
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990 Riverside Drive
Macon, GA 31201
478.746.8171 OFFICE

REDUCED SALES PRICE
\$395,000



COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

PROPERTY HIGHLIGHTS

COMMERCIAL DEVELOPMENT SITE
2259, 2273 HEATH ROAD
MACON, BIBB COUNTY, GEORGIA 31206



LOCATION OVERVIEW

- Highly visible location from intersection of Heath Road & Thomaston Road
- Strong traffic counts: 23,100± VPD
- Just 1/2 mile from Interstate 475 (easy regional access)
- Approximately 2 miles from Lake Tobesofkee (1,750-acre lake with beaches & campgrounds)
- Positioned in a well-established retail corridor
- Surrounded by national and regional retailers, including: Publix, Mavis Tire, Taco Bell, Popeyes, O'Reilly Auto Parts, Foamworks Auto Spa, Tires Plus, Shoppers Value, Dollar General

PROPERTY OVERVIEW

Price has been reduced for this exceptional site conveniently located near Interstate 475.

- Spanning 1.32± Acres, the site is shovel-ready with clearing and grading completed
- 247.5± Feet of prime road frontage; 232± feet depth
- Easy access and excellent visibility
- All utilities available to the site
- A-Agriculture zoning can be easily redesignated
- Surrounding sites holding Planned Mixed-Use, Highway Commercial, and Light Industrial designations



REDUCED SALES PRICE:
\$395,000

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AERIALS

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**LAST AVAILABLE RETAIL TRACT BETWEEN
INTERSECTION AND INTERSTATE 475**



**OPPORTUNITY ZONE LOCATION OFFERS
POTENTIAL ECONOMIC INCENTIVES**



**SURROUNDED BY GROWING RETAIL
AND SERVICE USES**



**CLEARED AND GRADED PARCEL READY FOR
IMMEDIATE DEVELOPMENT**



0.5 MILES FROM INTERSTATE 475



ADJACENT RETAIL STRIP

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NEIGHBORING PROPERTIES

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TOBESOFKEE CROSSING - PUBLIX - ADJACENT PROPERTY



MAVIS TIRE - PUBLIX OUTPARCEL



TACO BELL - PUBLIX OUTPARCEL



CIRCLE K - SUBWAY - ADJACENT PROPERTY



FOAMWORKS AUTO SPA - ADJACENT PROPERTY



POPEYES - ADJACENT PROPERTY



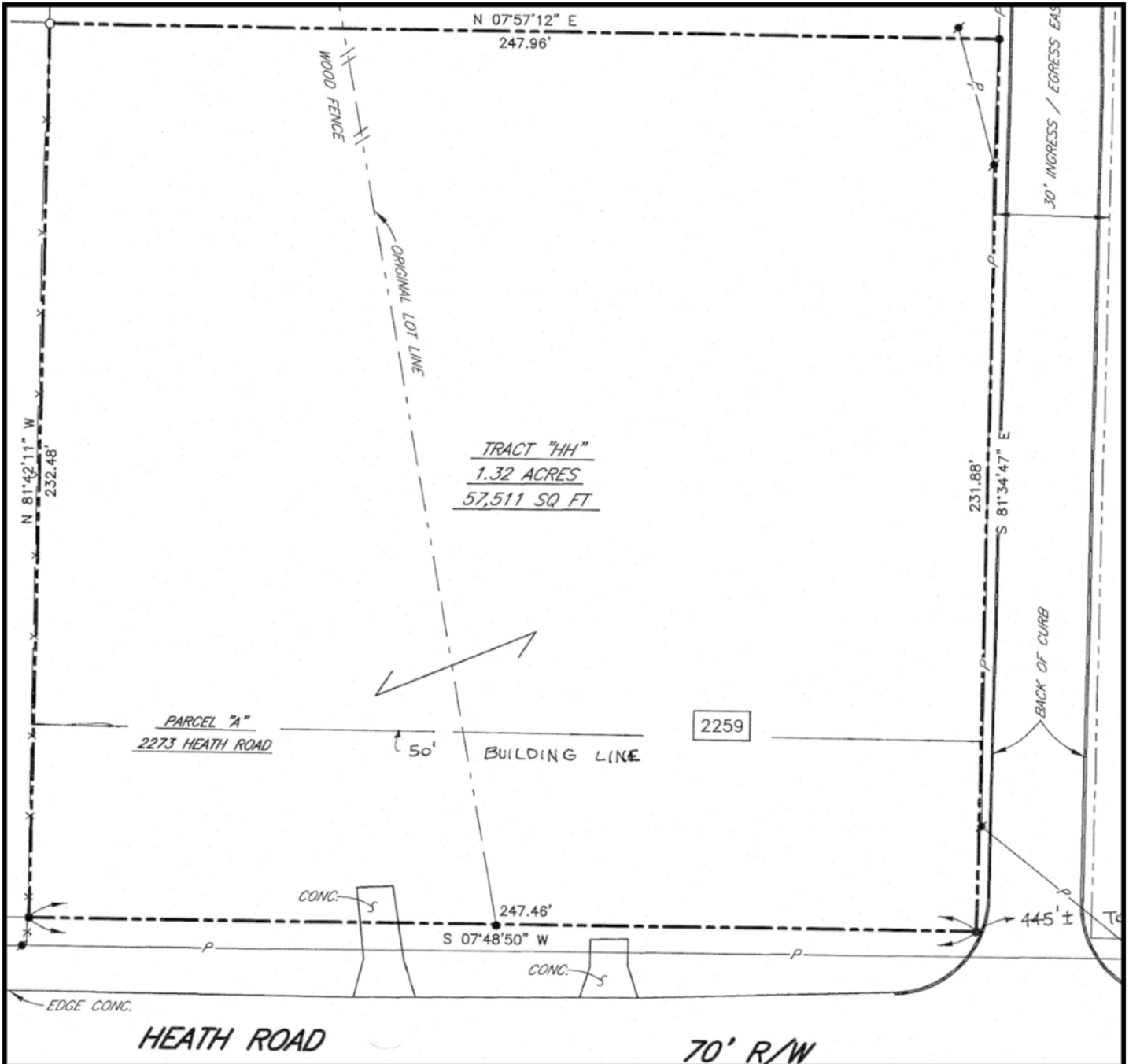
RED OWL COFFEE - ADJACENT PROPERTY

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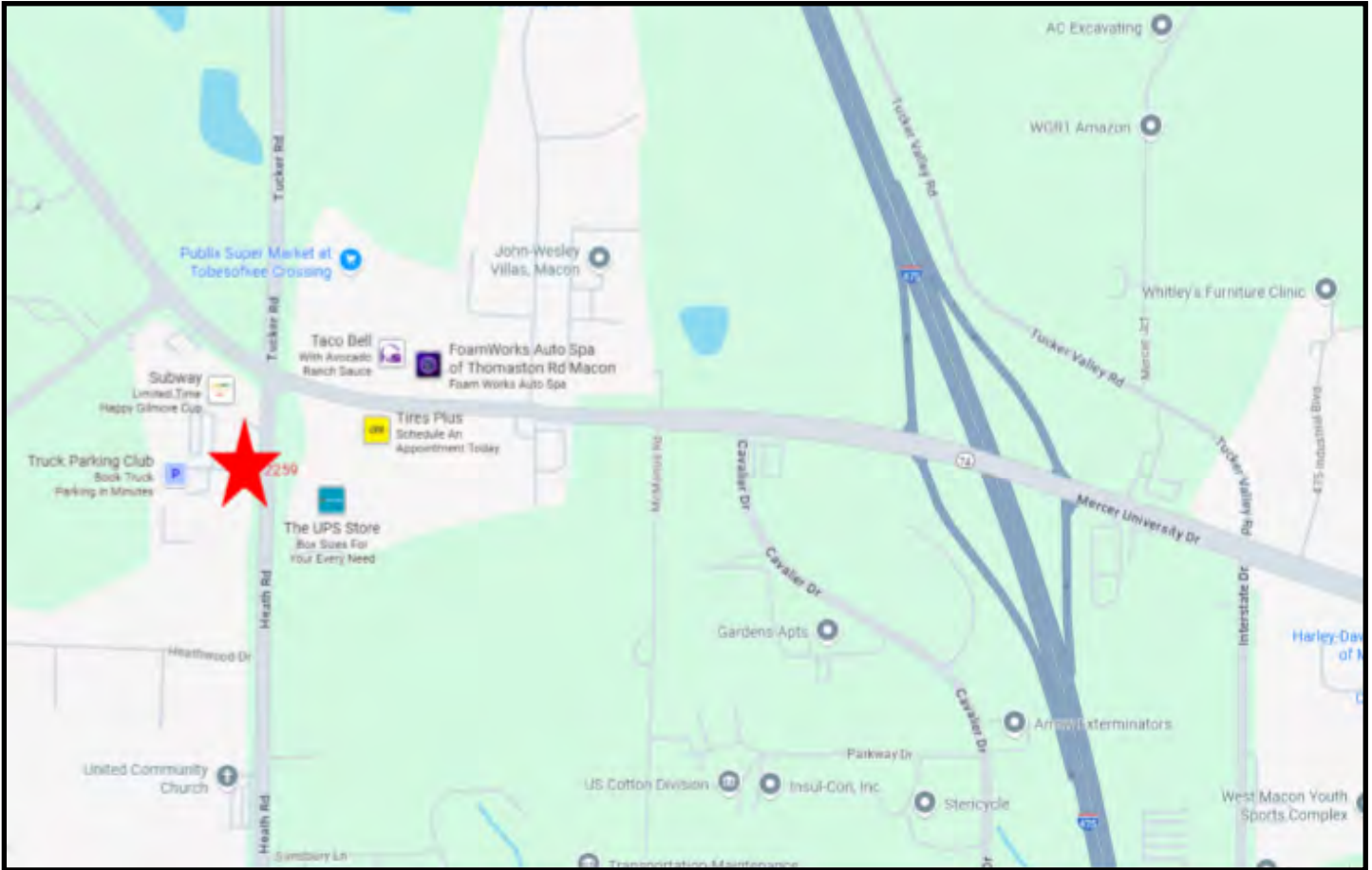


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LOCATION MAP / DEMOGRAPHICS

COMMERCIAL DEVELOPMENT SITE 2259, 2273 HEATH ROAD MACON, BIBB COUNTY, GEORGIA 31206



	1 MILE	3 MILE	5 MILE
2025 POPULATION	1,434	22,198	74,545
DAYTIME POPULATION	1,671	23,513	68,643
MEDIAN HOUSEHOLD INCOME	\$87,404	\$66,993	\$60,090

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