

18,000 & 15,000 SF Office Buildings For Sale

1667 Eisenhower Parkway, Buildings A & B

Macon, GA 31206



AUCTION: May 8, 2024

[CLICK HERE FOR MORE INFORMATION](#)



Building A



Building B

- Lot Size:** 2.73 Acres
- Building Size:** Building A: 18,000 SF
Building B: 15,000 SF
- Zoning:** C-2
- Year built:** 1984
- Utilities:** County water & sewer
- Frontage:** 250' on Eisenhower Pkwy
- Traffic:** 19,600 vehicles per day
- Taxes:** \$19,529.28 (2022 est.)
- Ceiling Height:** Front Building: Slanted Roof 15' to 18'
Back Building: Gable Roof 11.8' height eaves 14' center height
- Parking:** Building A: 58 spaces (2 handicap)
Building B: 61 spaces (2 handicap)
- Location:** Neighbors include Macon Mall, Atrium Health Amphitheater, Academy Sports, and Builder's First Source.

2023 Demographics

	1 mile	3 mile	5 mile
Population	6,127	56,463	85,596
Median Age	41.1	34.9	35.0
Avg. HHI	\$38,021	\$50,110	\$62,945

Notes:

- Building A has 3,000 sf leased for 3 months at \$4,000 per month. Tenant will stay with lease renewal.
- Building B is occupied by Courageous Home Care at \$10,000 per month on a 5 year lease.

Fickling & Company Auction Powered by: BrecoBenton.com

Jack Bone

Breco Benton Auction, LLC
706-474-8222 (O)
jack@jlb1.com
GAL #75054

Trip Wilhoit, CCIM, ALC

478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC

478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

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

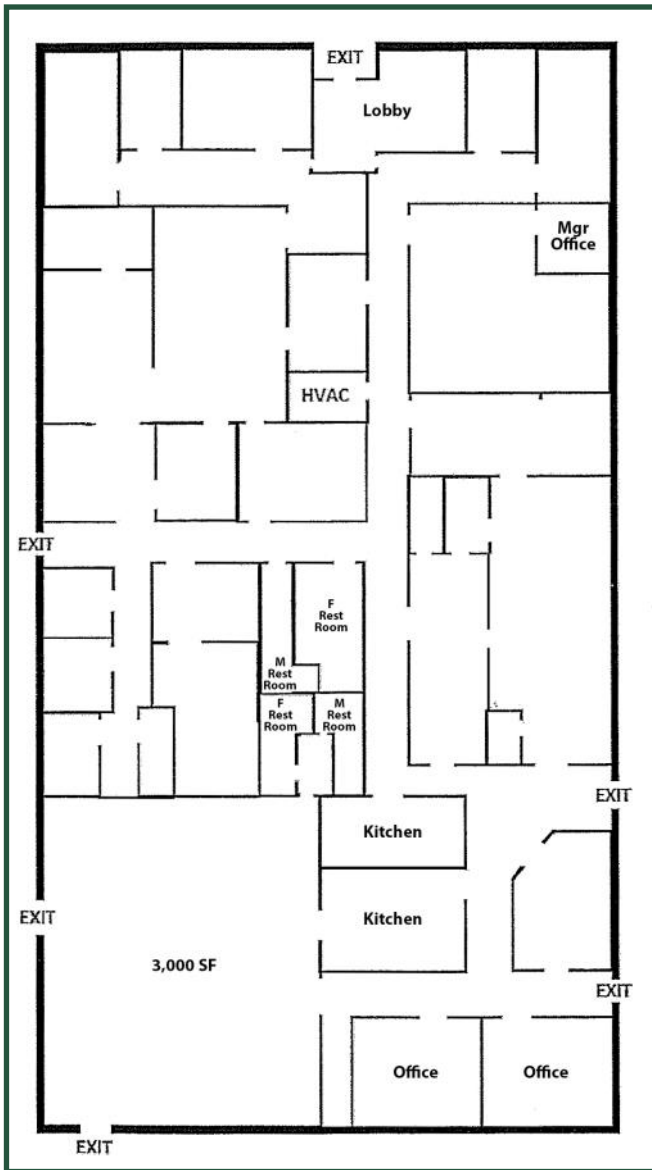
This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

18,000 & 15,000 SF Office Buildings For Sale
 1667 Eisenhower Parkway, Buildings A & B
 Macon, GA 31206

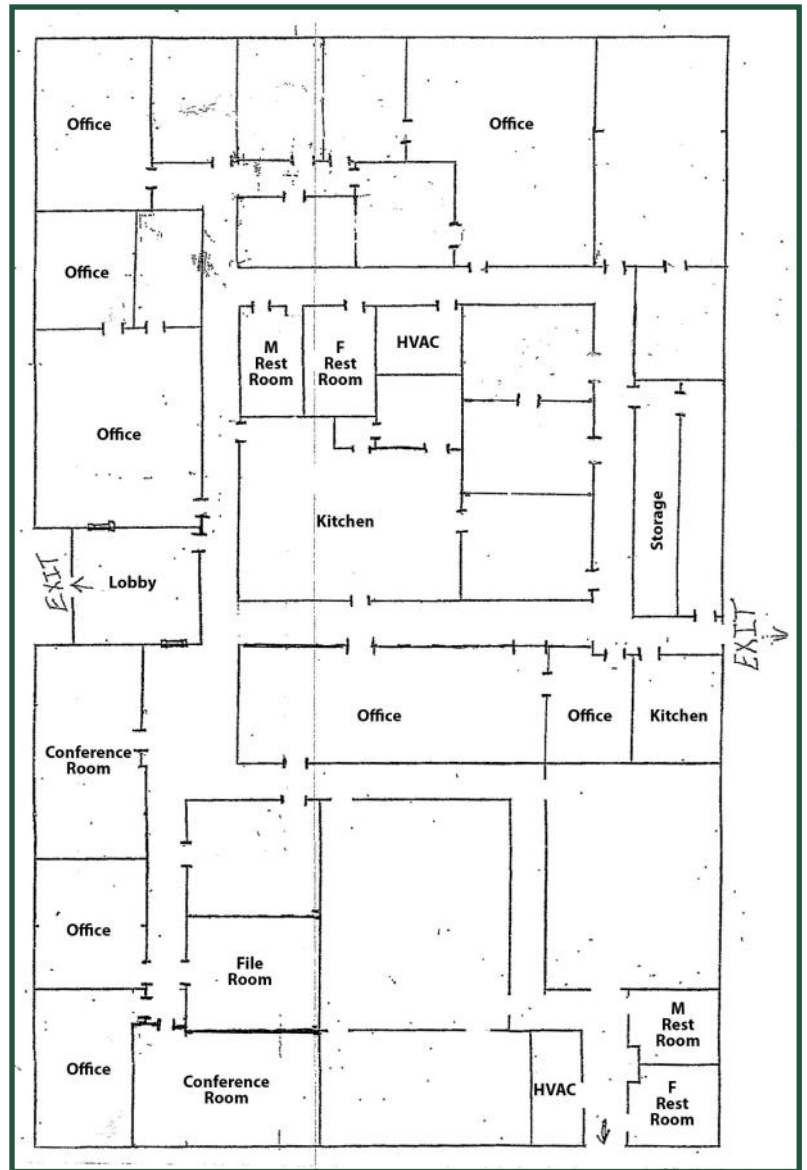


Floor Plans

Building A



Building B



*All measurements and all calculations of area may not be to scale and are not guaranteed.

**FOR MORE
 INFORMATION
 CONTACT**

Trip Wilhoit, CCIM, ALC
 478-746-9421 (O)
 478-960-4080 (C)
 trip@fickling.com

Patty Burns, CCIM, ALC
 478-746-9421 (O)
 478-951-5100 (C)
 patty@fickling.com

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

18,000 & 15,000 SF Office Buildings For Sale
1667 Eisenhower Parkway, Buildings A & B
Macon, GA 31206



Photos



Building A Front



Building A Side with Roll-Up Door



Building B Front



Building B Reception

**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

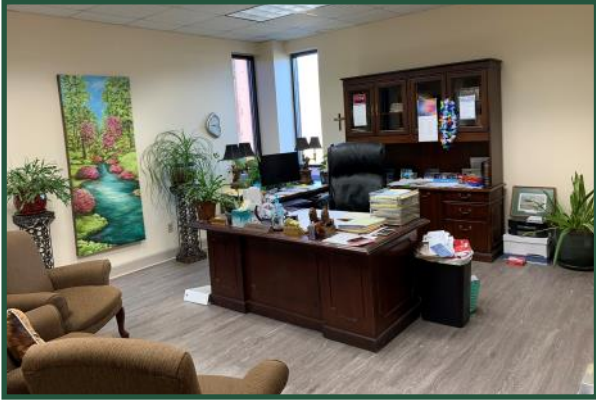
georgiacommercialrealestate.net | commercial.fickling.com

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

18,000 & 15,000 SF Office Buildings For Sale
1667 Eisenhower Parkway, Buildings A & B
Macon, GA 31206



Photos



Building B Office



Building B Group Office



Building B Hallway



Building B Conference Room



Building B Break Room/Kitchen

**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

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

18,000 & 15,000 SF Office Buildings For Sale
1667 Eisenhower Parkway, Buildings A & B
Macon, GA 31206



Aerial



**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

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

18,000 & 15,000 SF Office Buildings For Sale

1667 Eisenhower Parkway, Buildings A & B

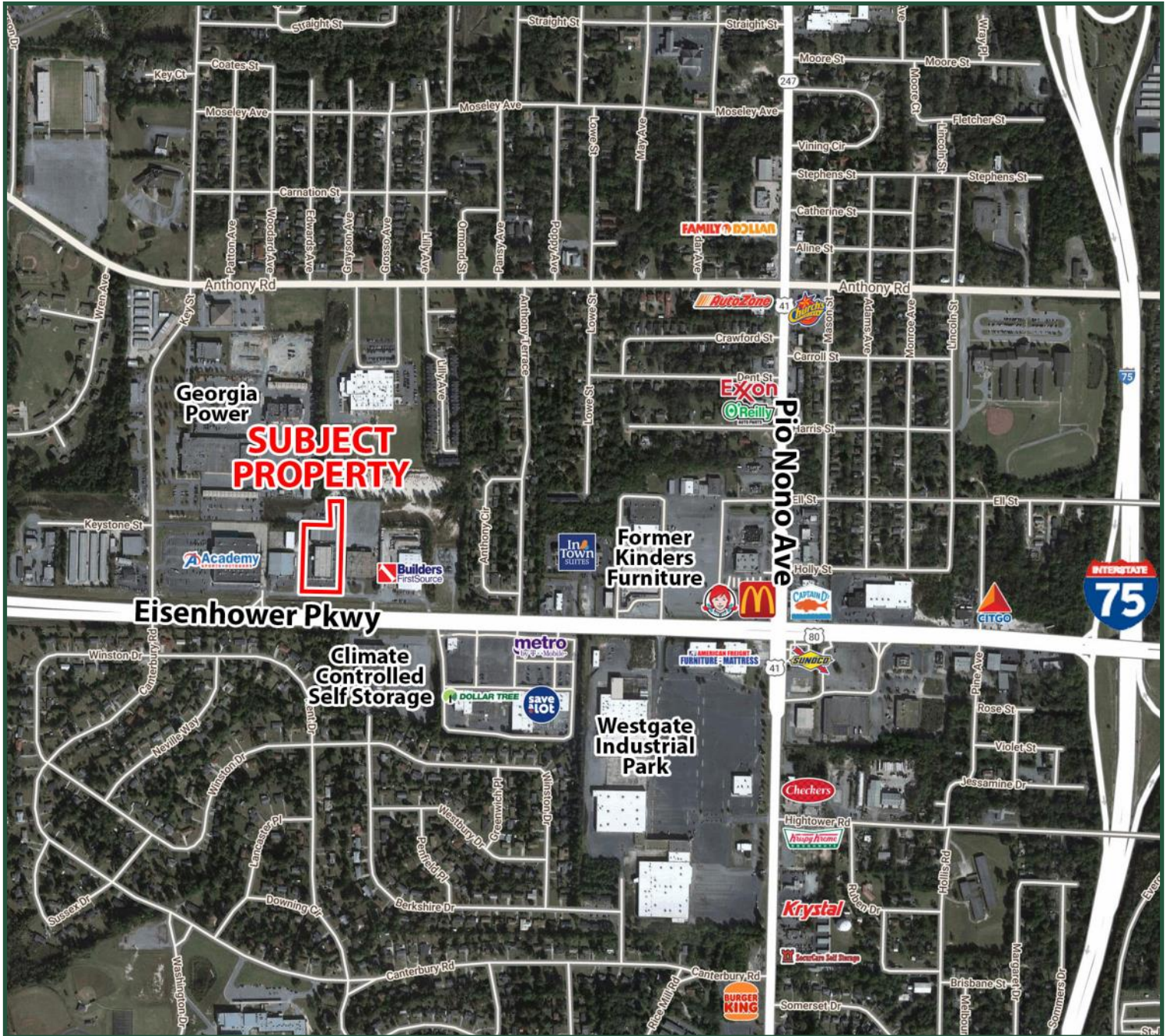
Macon, GA 31206



FICKLING & COMPANY

A Full Service Real Estate Company
commercial.fickling.com

Aerial



**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

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