

**2 Retail/Office Space Available**  
**691 North Avenue at Gray Highway**  
**Macon, GA 31211**



Summary

Area Info

Photos

Aerial

Site Map



**CONTACT**

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## PROPERTY INFORMATION

### BUILDING

<b>Property Address:</b>	691 North Avenue Macon, GA 31211
<b>County:</b>	Bibb
<b>Total Size:</b>	5,300 SF
<b>Available:</b>	2,600 SF 2,700 SF
<b>Utilities:</b>	All available
<b>Parking:</b>	Ample (rear & side)
<b>Traffic Count:</b>	Gray Highway – 43,800 1-16 @ Spring Street – 88,500

### SITE

<b>Site Size:</b>	0.5± Acres
<b>Parcel ID:</b>	R0710073 R0710074
<b>Zoning:</b>	C-4
<b>Taxes:</b>	\$3,694.69 (2023 est.)

**Sale Price: \$450,000**  
**Lease Price: \$10.00/PSF NNN**

**Located in the  
Federal Opportunity Zone**

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### NOTES

Ideal location for office or retail! Has great visibility and high traffic! Located in the Federal Opportunity Zone.

Subject property is 2 separate parcels (689 & 691 North Avenue) and buildings with shared parking. One building is 2,700 sf, a former loan office, mainly wide open with 2 offices & 1 restroom. The other building is 2,600 sf former dry cleaners and is currently divided into two open areas with 2 restrooms.

### LOCATION

Convenient to Downtown Macon and located near the entrance to I-16 and I-75. Neighbors include Kroger, El Sombrero, Wendy's, McDonald's, Arby's, Hardee's, O'Reilly Auto Parts, and Krispy Kreme. QuikTrip (coming soon) will be next door.

Demographics 2023	1 Mile	3 Miles	5 Miles
Population	5,672	37,436	78,628
Avg HH Income	\$42,151	\$49,476	\$56,830
Median Age	36.5	36.2	36.3

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Former Loan Office

2,700 SF Available

Mainly wide-open floorplan with 2 offices & 1 restroom



Former Dry Cleaners

2,600 SF Available

Currently divided into two open areas with 2 restrooms

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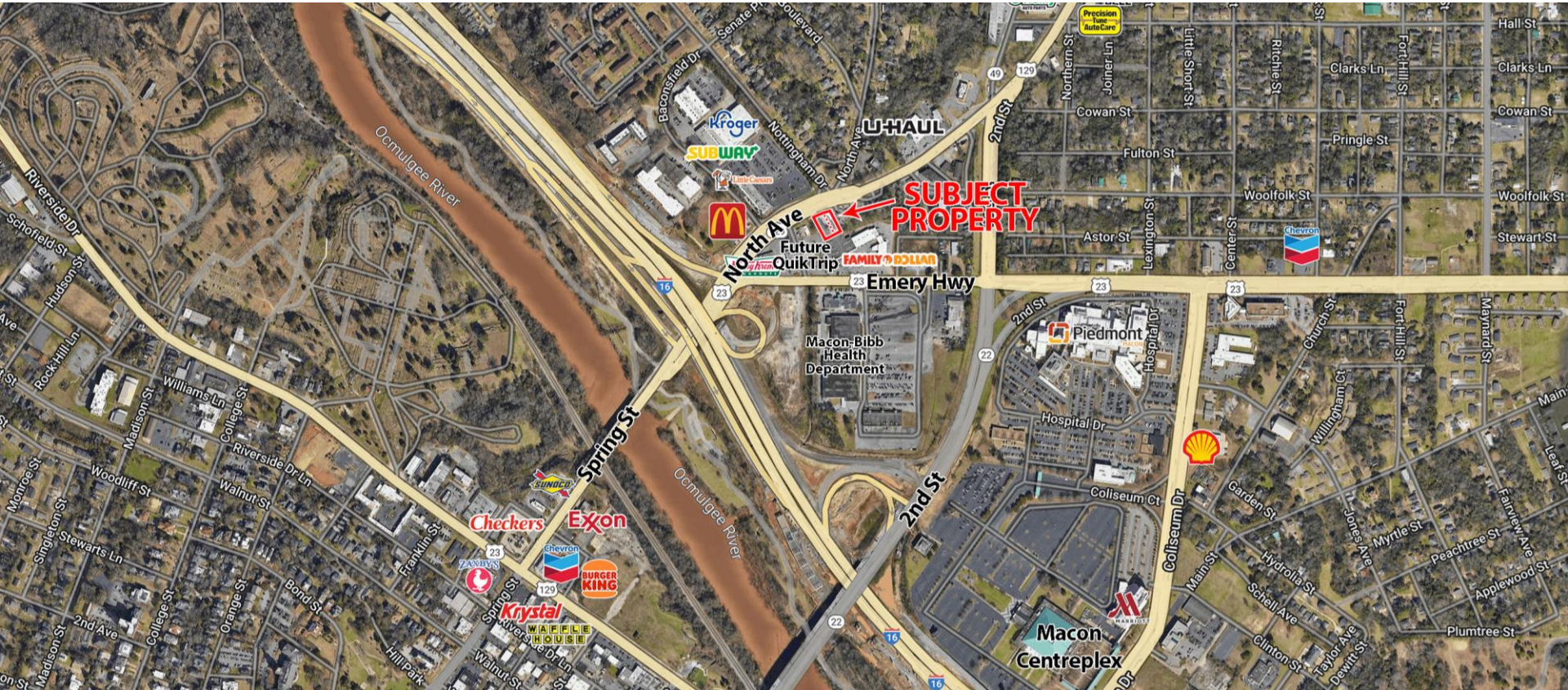
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## AERIAL



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