

Office/Retail Space For Lease

3324 Vineville Avenue

Macon, GA 31204



Suite C & D: 3,160 SF, former Fairway Mortgage. **Viewed by appointment only.** Reception, 9 offices, 2 restrooms, 1 work room, 1 conference room, storage, and kitchen. Furniture can be purchased.

Lot Size: 0.55 AC

Built: 1984

Zoning: C-2

Parking: 24 parking spaces

Traffic: 13,800 VPD on Vineville Avenue

Notes: Great signage. Landlord pays water. Tenants include Macon Finance Team, Xcellent Staffing, and Word of Life Church.

Neighbors: Harrison & Thompson Law Office, State Farm, Middle GA Association of Realtors, Gem Cleaners, Dawson's Kitchen, and many other retail stores and restaurants.

Lease Rate: \$12.00/SF
Modified Gross
(Tenant pays electricity, janitorial, & garbage disposal)

**FOR MORE
INFORMATION
CONTACT**

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

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

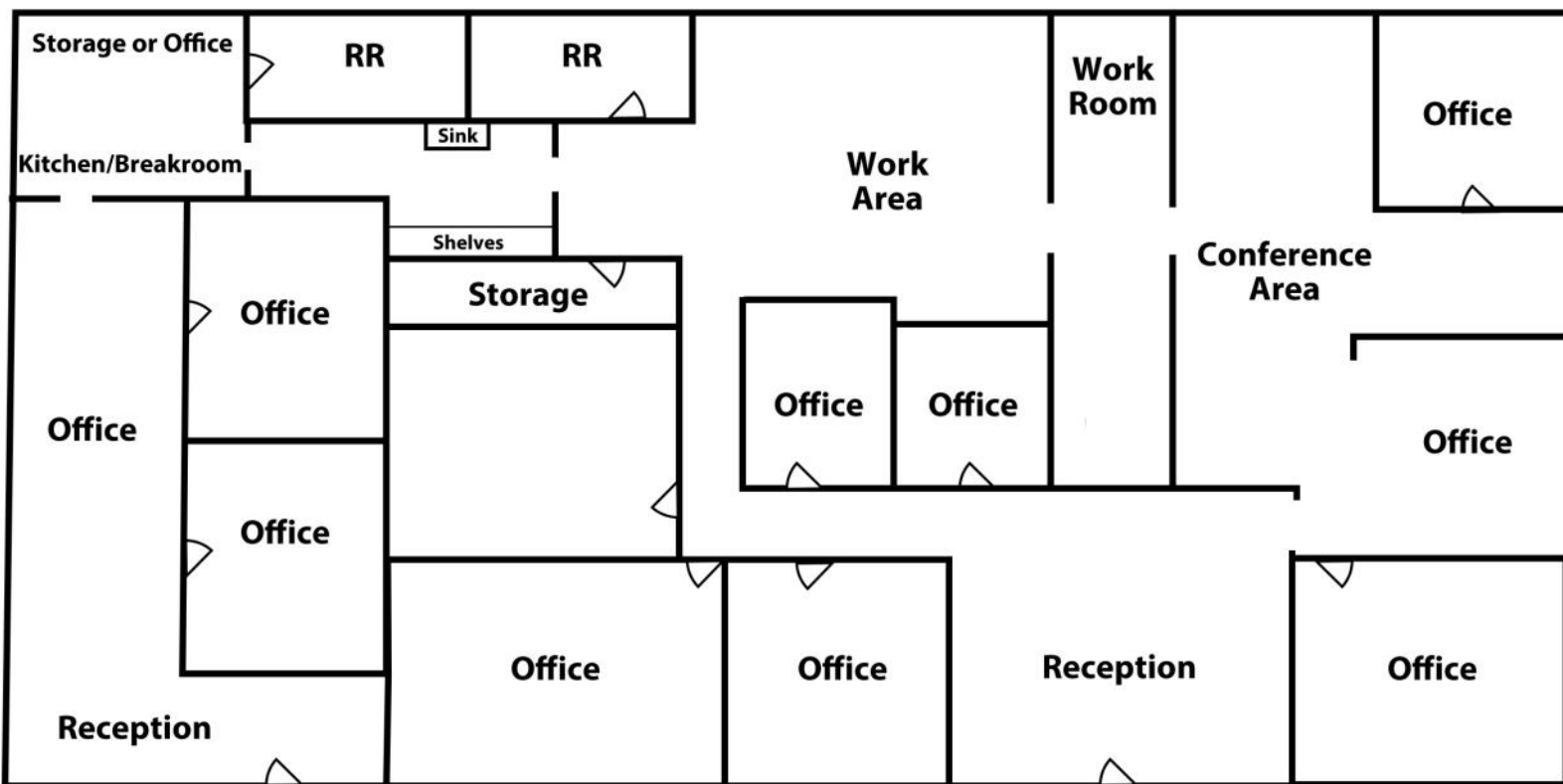
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FLOOR PLAN - Suites C & D



***All measurements and all calculations of area are approximate, not to scale, and not guaranteed**

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AERIAL & DEMOGRAPHICS



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