

CONTACT

Patty Burns, CCIM, ALC 478-746-9421 Office 478-951-5100 Cell patty@fickling.com Trip Wilhoit, CCIM, ALC 478-746-9421 Office 478-960-4080 Cell trip@fickling.com



577 Mulberry St, Suite 1100 Macon, GA 31201 478.746.9421 Office https://commercial.fickling.com

Area Info



Aerial

**PROPERTY INFORMATION** 

Summary

BUILDING	
Property Address:	2340 Ingleside Avenue Macon, GA 31204
County:	Bibb
Total Size:	4,800 SF 1st Floor: 3,300 SF 2 <sup>nd</sup> Floor: 1,500 SF
Year Built:	1980
Taxes (2023 Est.):	\$1,690.00
Improvements:	New roof and interior refurbished (new floor & ceiling) 2023
<b>Rental Space/Booths:</b>	Spaces vary in size and rental rate
Utilities:	All Available

SITE	
Site Size:	0.09 Acres
Parcel ID:	P063-0291
Zoning:	C-1
8	

Photos

Traffic Count:5,990 Vehicles Per Day

# CALL AGENT FOR FINANCIALS

# Sale Price: \$395,000

Demographics 2023	1 Mile	3 Miles	5 Miles
Population	6,329	50,753	92,156
Avg HH Income	\$74,080	\$63,585	\$64,647
Median Age	38.7	36.8	35.9



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# FICKLING COMPANY

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#### **AREA INFORMATION**

#### LOCATION

Located in historic Ingleside Village, with great visibility and traffic. Easy access to I-75 via Riverside Drive. Neighbors and nearby businesses include Ingleside Village Pizza, Society Garden, Oh Honey Bakery, GEM Cleaners, Bobo's Dance Supply, the Middle Georgia Art Association, Cross Stitcher's Ark, Creter's, Kay-Lynn Massage, FanBoy Collectibles, and many other retail and restaurant locations.

#### NOTES

The Ingleside Village Antique Centre opened in 2002. Hours of operation is Tuesday through Saturday from 11:00 AM to 5:00 PM.



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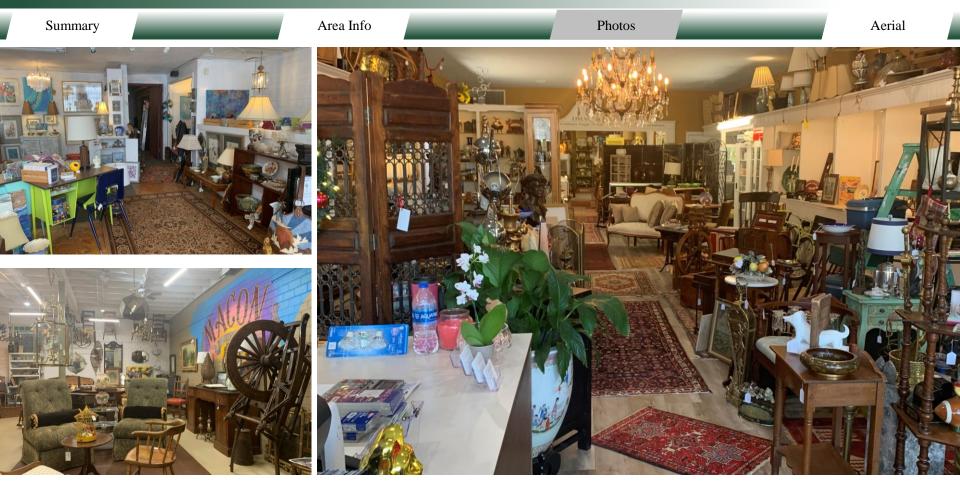
#### BOOTH RENTAL BREAKDOWN

Booths - 1st Floor	
Number of Booths	Rental Rate per Booth
2	\$75
1	\$100
2	\$125
1	\$140
9	\$150
3	\$160
1	\$175
2	\$200
1	\$250
1	\$275
2	\$285
1	\$325
1	\$700
Booths – 2nd Floor	
Number of Booths	Rental Rate per Booth
1	\$200
1	\$250
1	\$400



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