

FOR SALE OR LEASE – Office/Retail

**3324 Vineville Avenue
Macon, GA 31204**



Summary

Area Info

Floorplan

Aerial

**AVAILABLE
3,160 SF**



3 MONTHS FREE RENT WITH 3 YEAR LEASE!

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
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<https://commercial.fickling.com>

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PROPERTY INFORMATION

BUILDING

Property Address: 3324 Vineville Avenue
Macon, GA 31204

County: Bibb

Year Built: 1984

Total Size: 6,240±

Available: **Suite C&D – 3,160 SF**

Utilities: All available

Parking: 24 Shared Parking Spaces

Traffic Count: Vineville Avenue – 13,800 VPD

SITE

Site Size: 0.55 AC

Parcel ID: N064-0392

Zoning: C-2

Sale Price: \$795,000

Lease Rate: \$13.00/SF Modified Gross

(Tenant pays electricity, janitorial, & garbage disposal)

Demographics 2023	1 Mile	3 Miles	5 Miles
Population	6,625	49,818	101,556
Avg HH Income	\$79,773	\$68,886	\$68,558
Median Age	33.7	35.5	35.5

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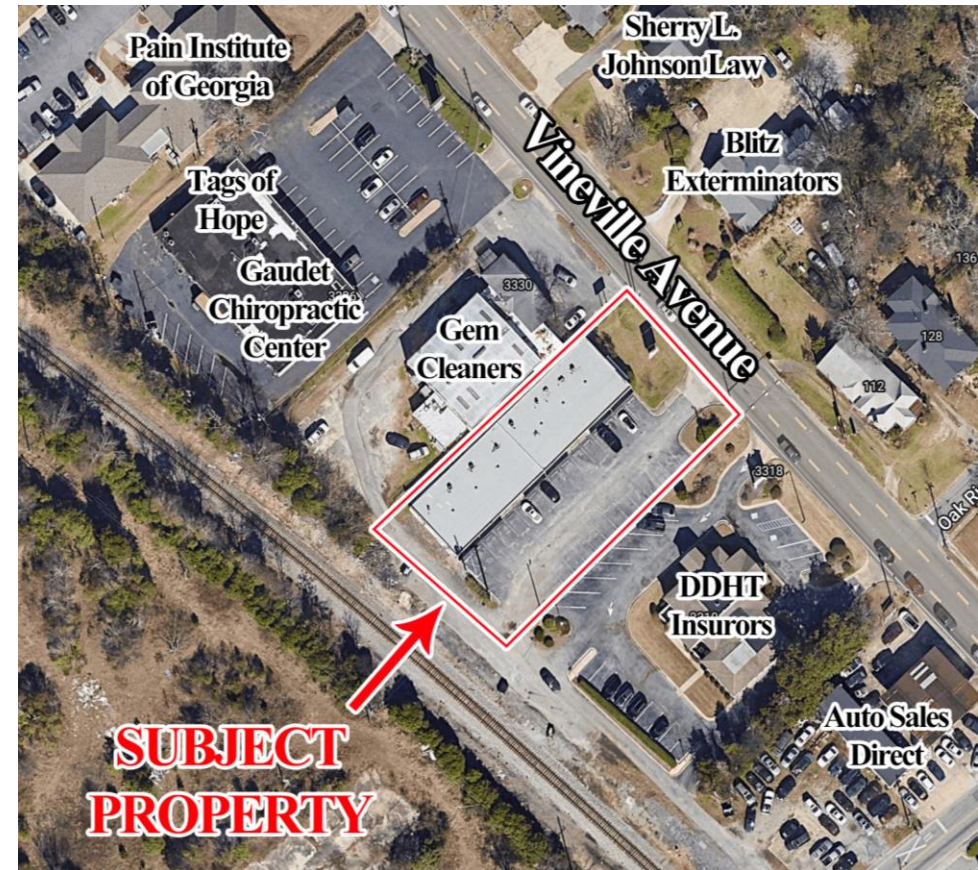
PROPERTY INFORMATION

NOTES

Great signage and visibility on Vineville Avenue. Landlord pays water and tenants are responsible for electricity, janitorial, and garbage disposal. Suite C&D are available for lease (**Viewed by appointment only**), suite is 3,160 SF and was formerly Fairway Mortgage. The floorplan consist of reception area, 9 offices, 2 restrooms, 1 work room, 1 conference room, storage, and kitchen. Furniture can be purchased. The center offers a great tenant mix and includes Macon Finance Team, Xcellent Staffing, and World Life Church.

LOCATION

Conveniently located on Vineville Avenue minutes away from Interstate 75 and Downtown Macon. Surrounding neighbors include Harrison & Thompson Law Office, State Farm, Middle Georgia Association of Realtors, Gem Cleaners, Dawson's Kitchen, and many more retailers, restaurants, professional, and medical offices.



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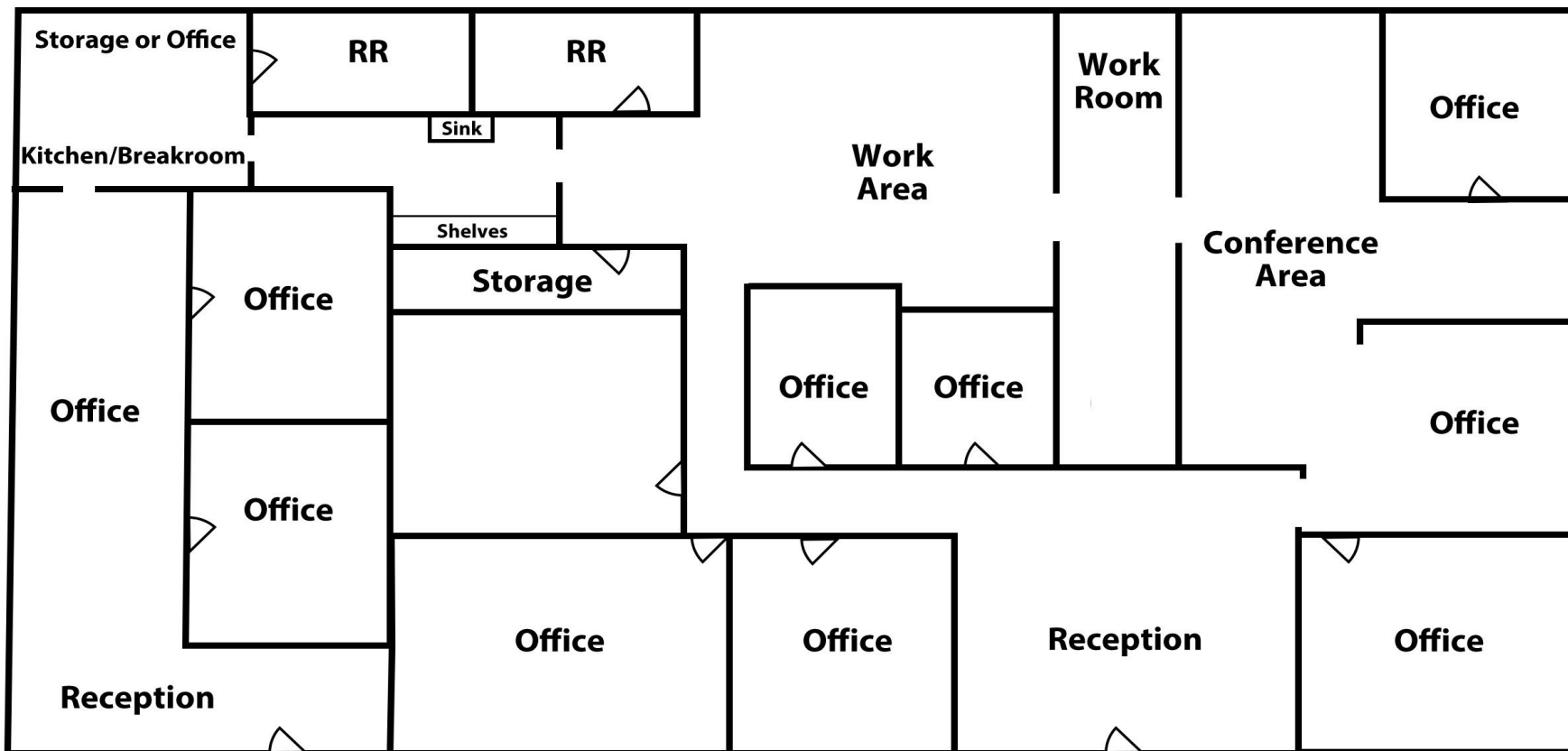
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Suite C&D Floorplan – 3,160 SF



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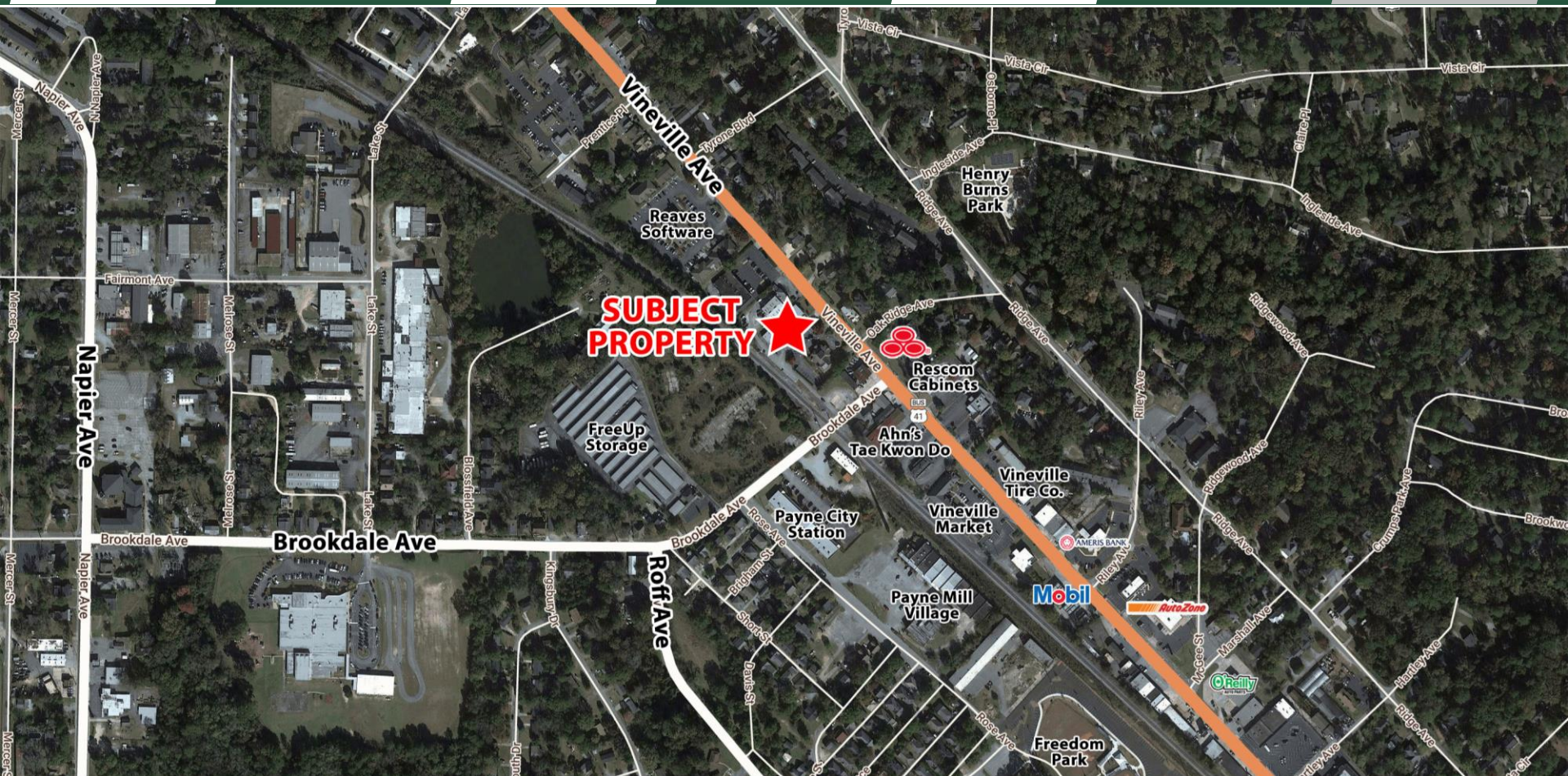


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