

FOR SALE OR LEASE – Office/Retail
3324 Vineville Avenue
Macon, GA 31204



Summary

Area Info

Floorplan

Aerial



Suite A
Available 1,572 SF

Suite C&D
Available 3,160 SF

3 MONTHS FREE RENT WITH 3 YEAR LEASE!

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 3324 Vineville Avenue
 Macon, GA 31204

County: Bibb

Year Built: 1984

Taxes: \$3,531.78 (2023 est.)

Total Size: 6,240±

Available: **Suite A – 1,572 SF**
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 2024	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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NOTES

Great signage and visibility on Vineville Avenue. Landlord pays water and tenants are responsible for electricity, janitorial, and garbage disposal. **Viewed by appointment only**

- Suite A is 1,572 SF and the floorplan consist of reception area, 6 offices, two restrooms, storage closet, work area, and kitchen.
- Suite C 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.

LOCATION

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



CONTACT

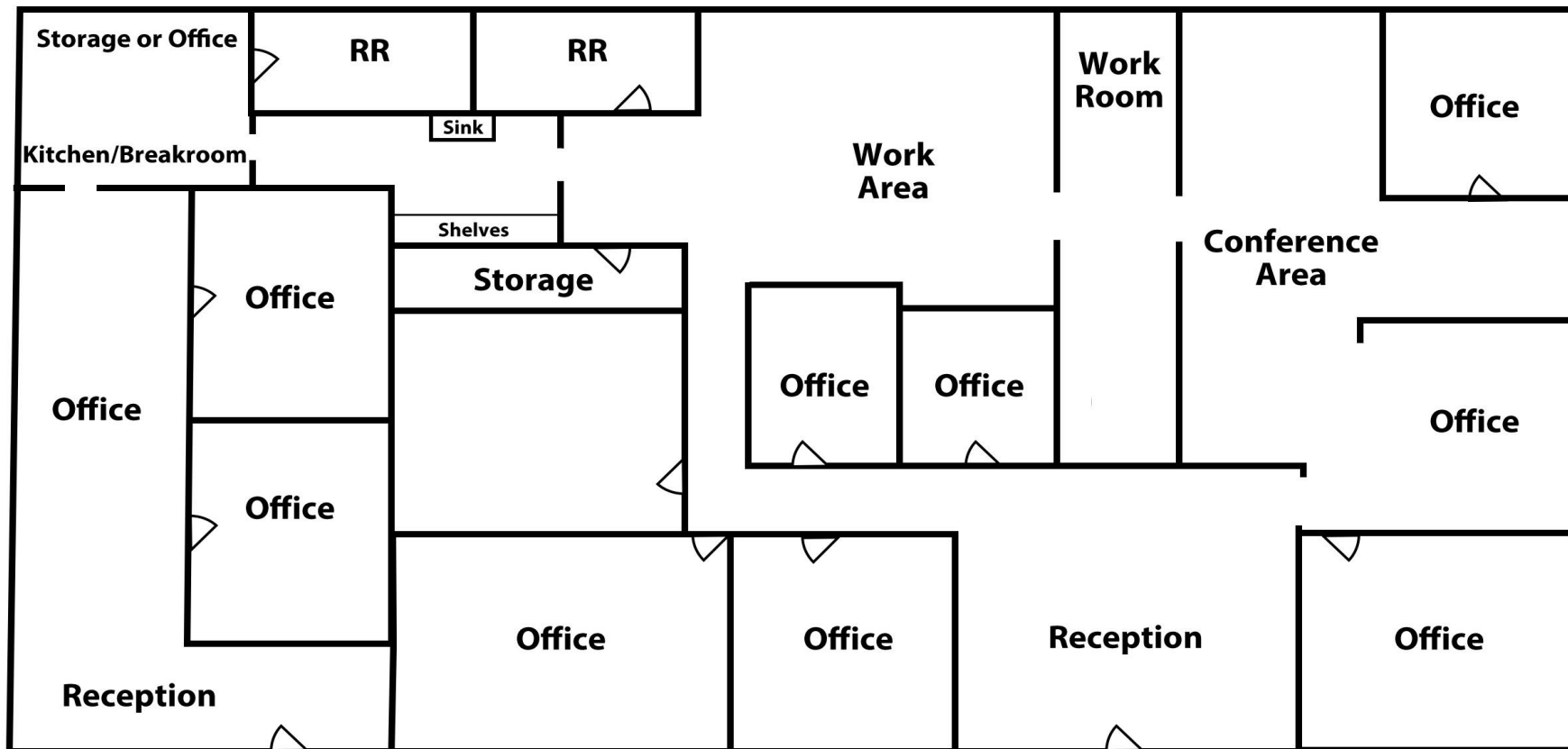
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Suite C&D Floorplan – 3,160 SF



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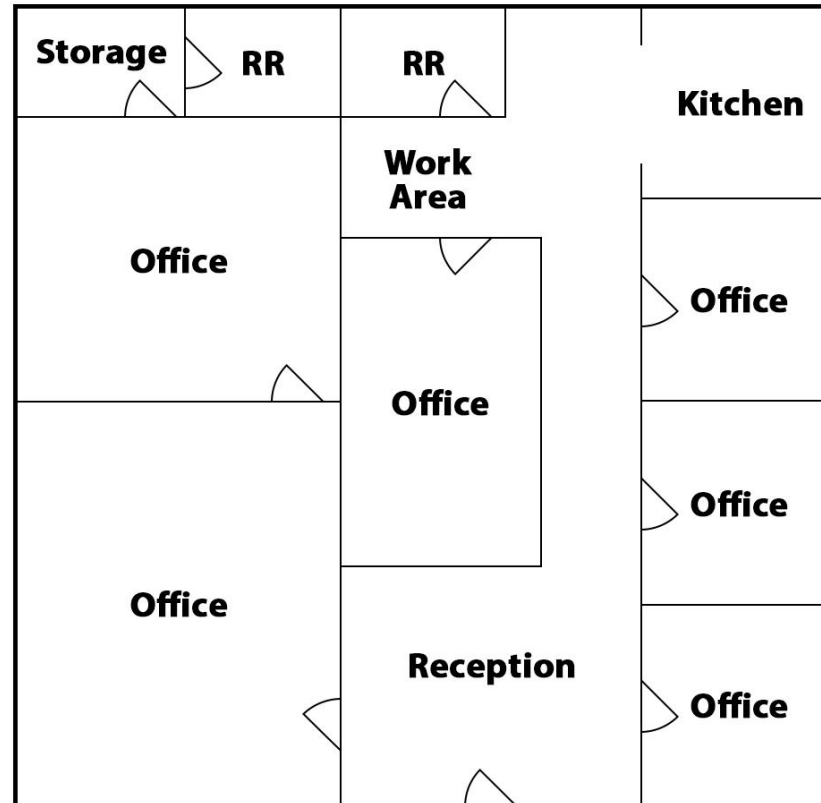
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Suite A Floorplan – 1,572 SF



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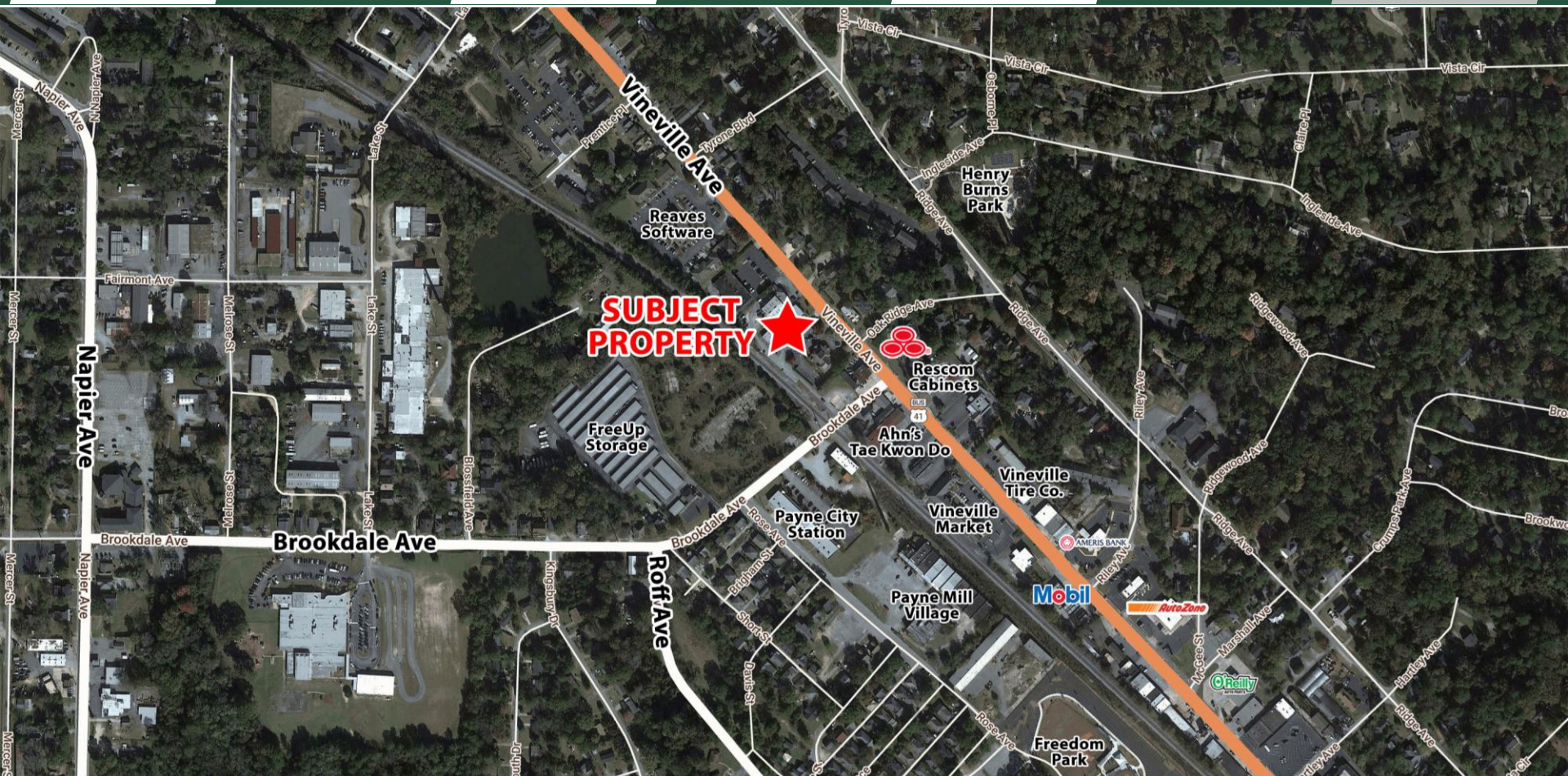


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