

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



Summary

Area Info

Aerial



CONTACT

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577 Mulberry St, Suite 1100
Macon, GA 31201
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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:	6,288±
Available:	6,288 SF Will build interior to suit
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: \$12.00/SF NNN
Minimum 5 year lease, full building

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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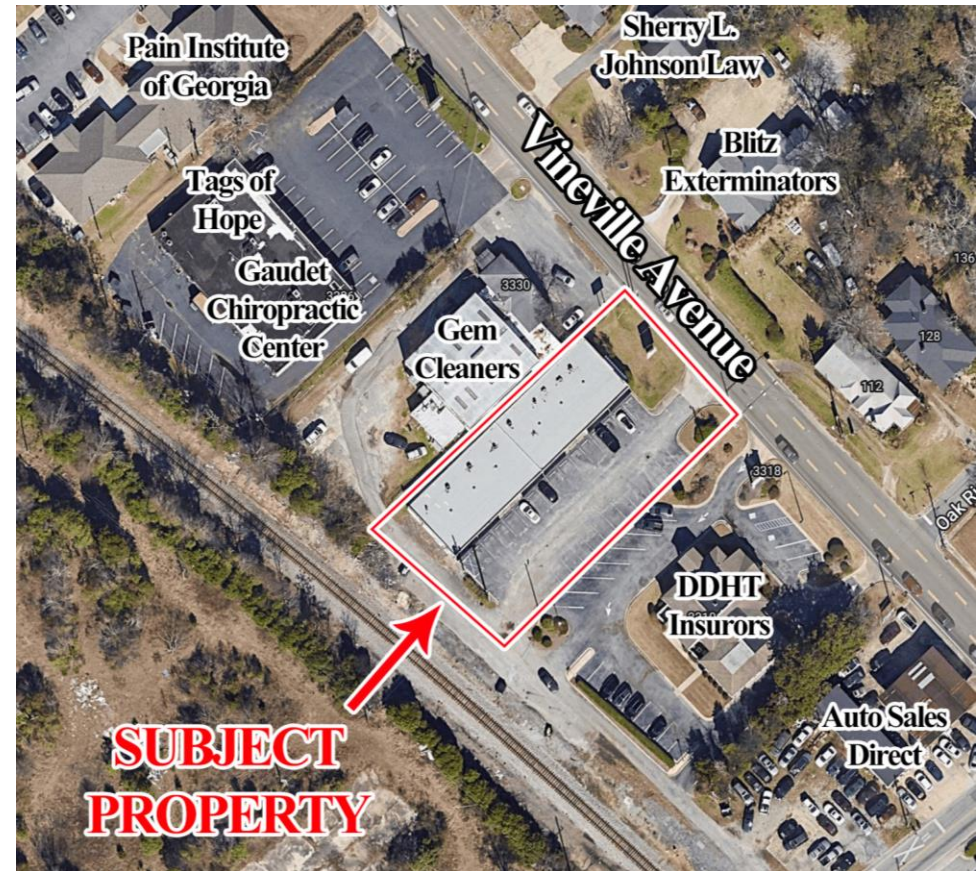
PROPERTY INFORMATION

NOTES

Great signage and visibility on Vineville Avenue. Minimum 5 year lease. Full building is available. Owner will build interior to suit. Exterior upgrades include new roof, new landscaping, parking lot re-worked, and more! **Viewed by appointment only.**

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.



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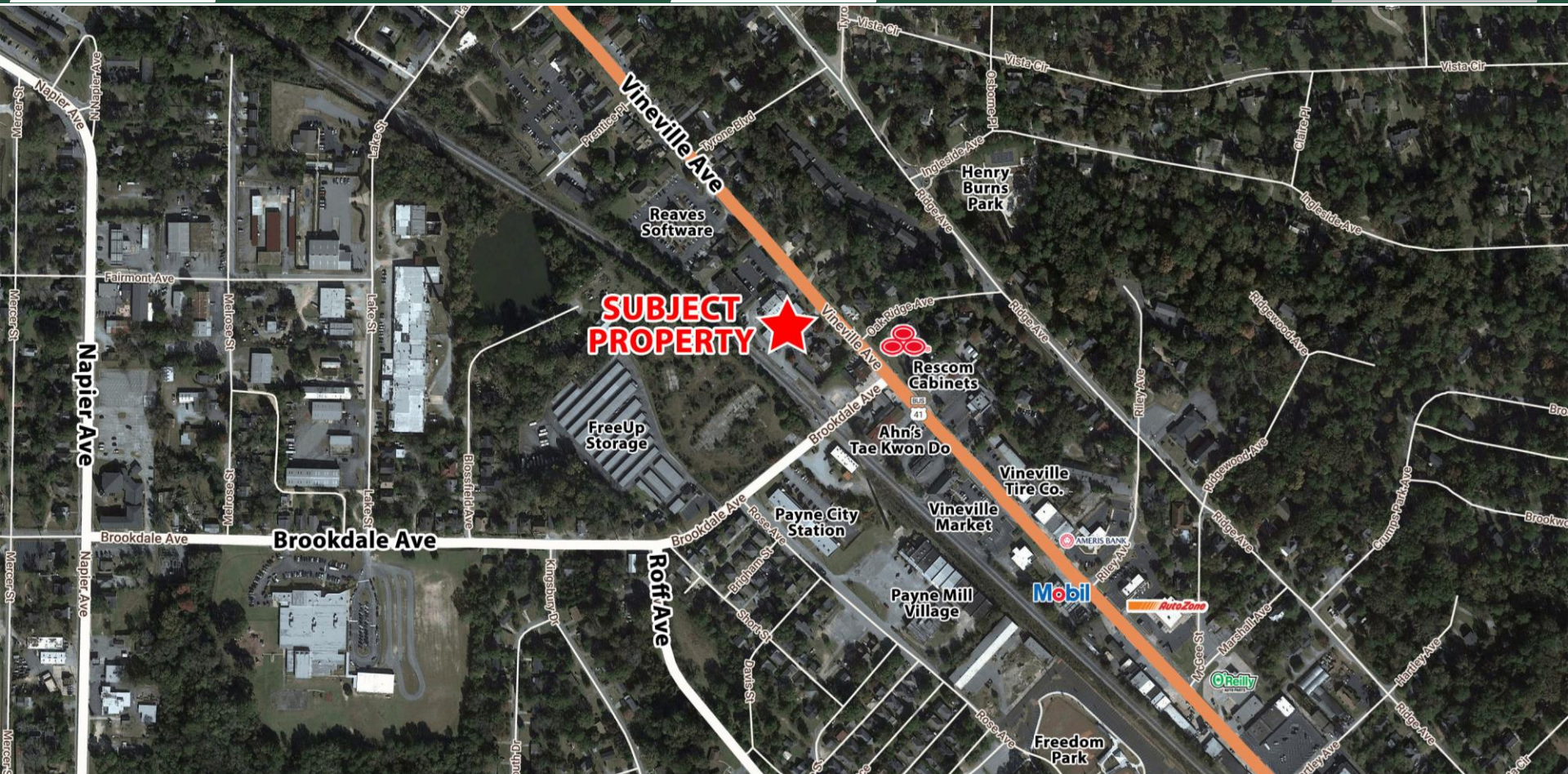
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