

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



Summary

Area Info

Floor Plans

Aerial

Site Plan



**Suite A**  
**Available 1,572 SF**

**Suite C&D**  
**Available 3,160 SF**

**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:** 6,332± SF

**Available:** **Suite A - 1,572 SF**  
**Suite C & D - 3,160 SF**  
**Interior built to suit for full building lease**

**Utilities:** All available

**Parking:** 24 Shared Parking Spaces

**Traffic:** 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 for full building lease

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 for full building, owner will build interior to suit. Landlord pays water and tenants are responsible for electricity, janitorial, and garbage disposal. Exterior upgrades include new roof, new landscaping, parking lot re-worked, and more! **Viewed by appointment only.**

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

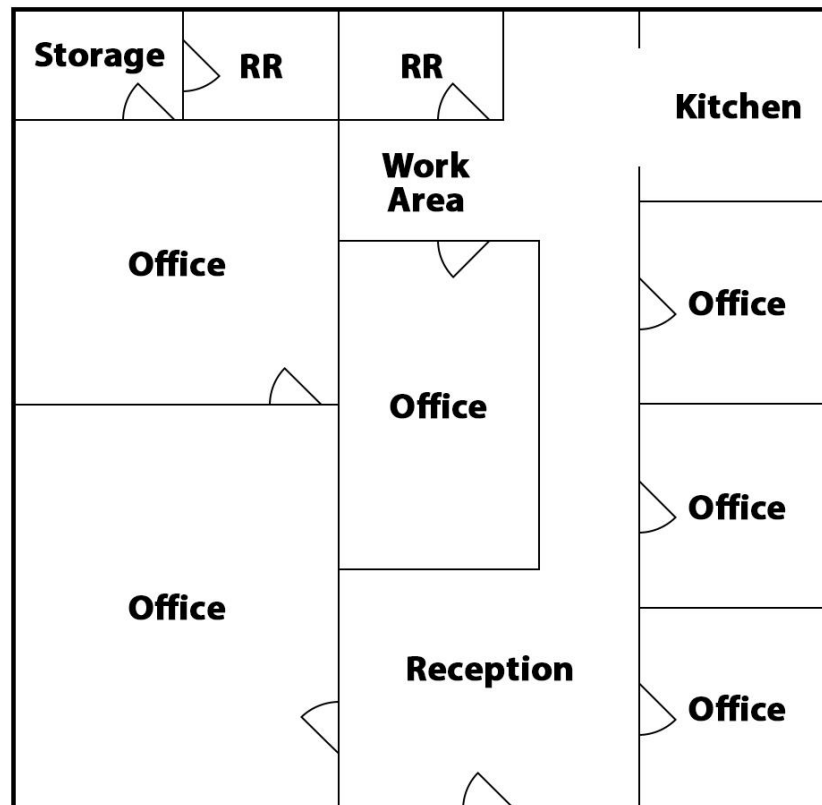
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**Suite A Floorplan – 1,572 SF**



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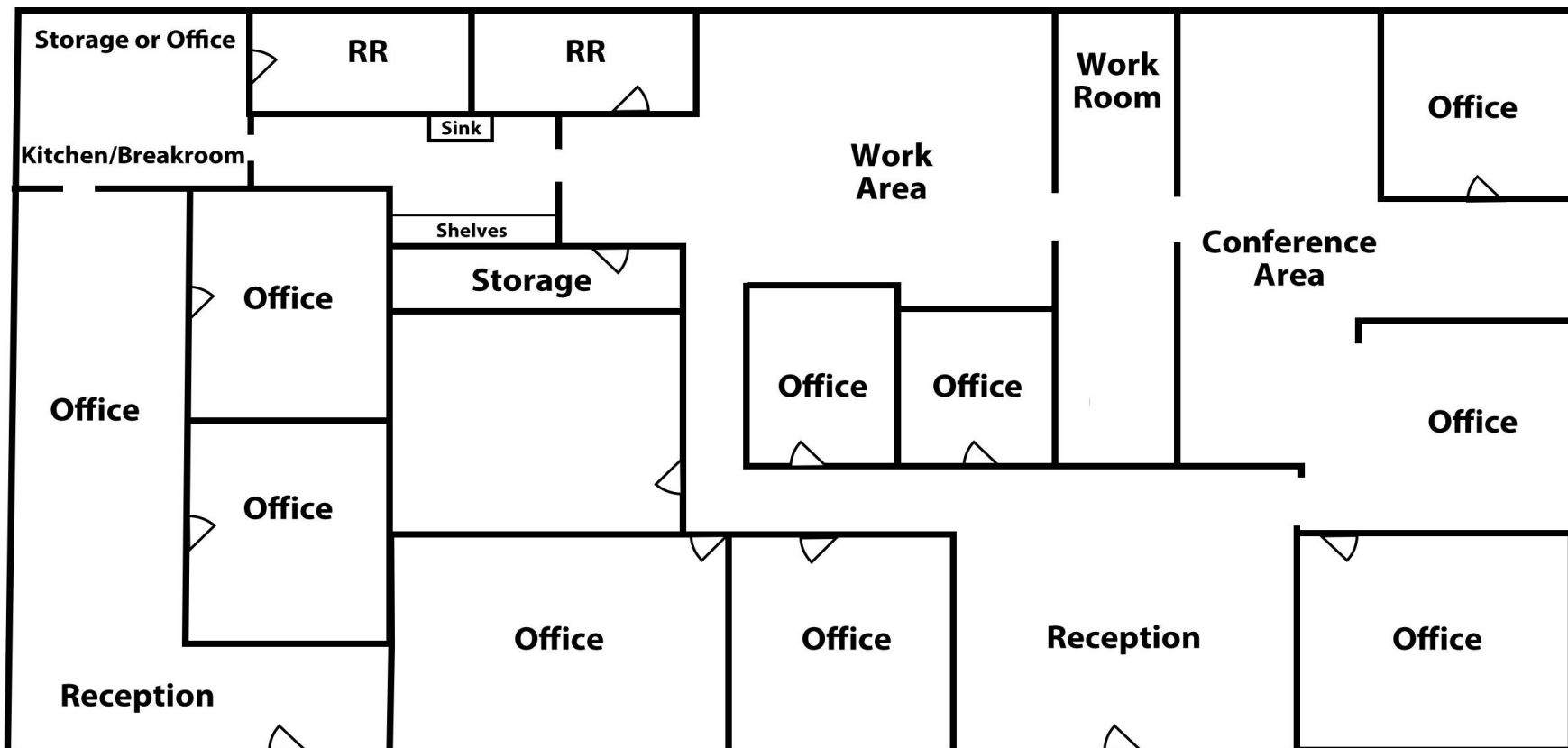
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**Suite C&D Floorplan – 3,160 SF**



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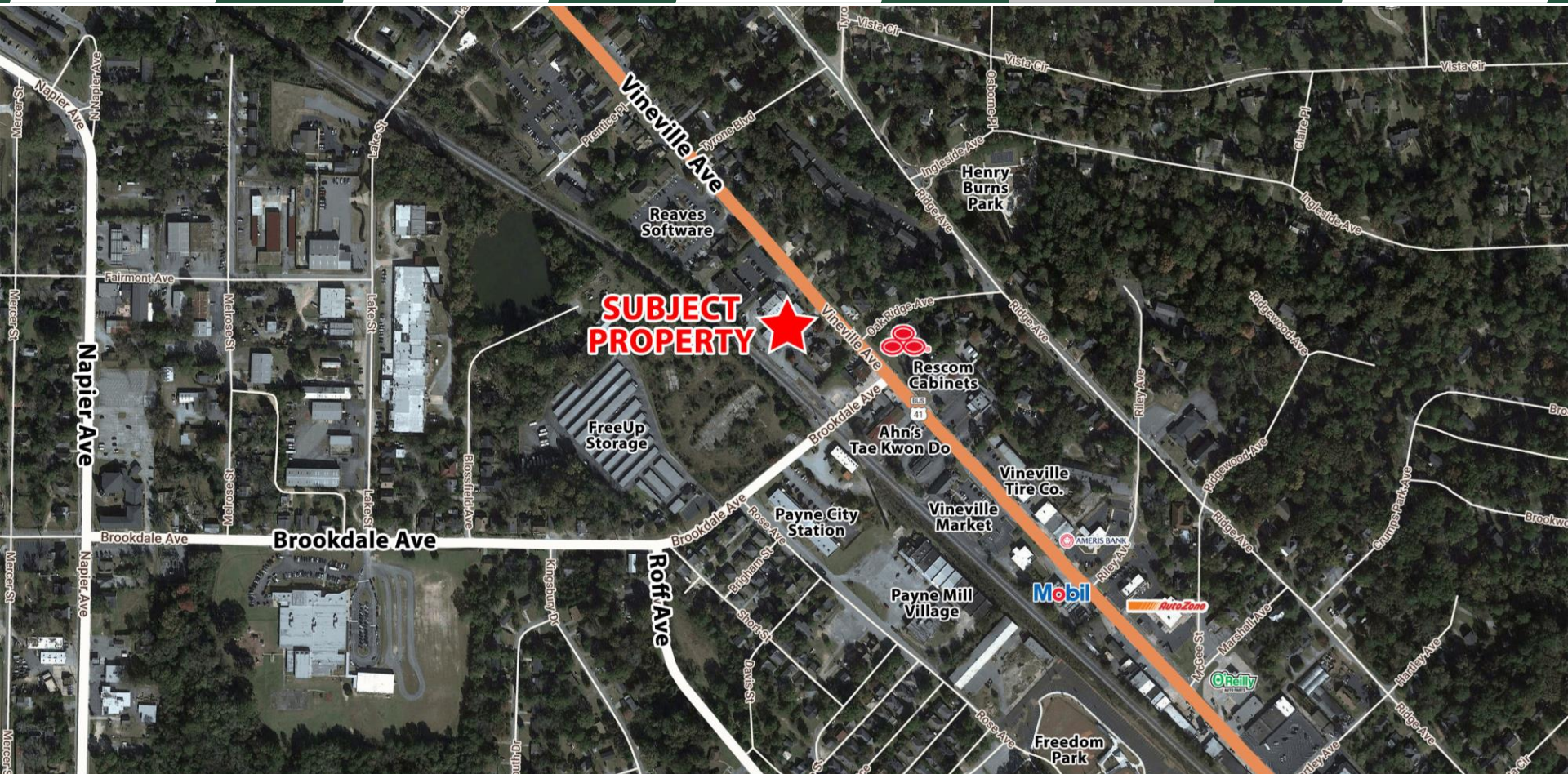
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## SITE PLAN

**SUITE C & D  
AVAILABLE  
3,160 SF**

**Suite B  
1,600 SF**

**SUITE A  
AVAILABLE  
1,572 SF**

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