

Income Producing Investment – Building & Business
2340 Ingleside Avenue
Macon, GA 31204



Summary

Area Info

Photos

Aerial



CONTACT

Patty Burns, CCIM, ALC
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Trip Wilhoit, CCIM, ALC
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577 Mulberry St, Suite 1100
Macon, GA 31201
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PROPERTY INFORMATION

BUILDING

Property Address: 2340 Ingleside Avenue
Macon, GA 31204

County: Bibb

Total Size: 4,800 SF
1st Floor: 3,300 SF
2nd Floor: 1,500 SF

Year Built: 1980

Taxes (2025 Est.): \$1,571.00

Improvements: New roof and interior refurbished
(new floor & ceiling) 2023

Rental Space/Booths: Spaces vary in size and rental rate

Utilities: All Available

SITE

Site Size: 0.09 Acres

Parcel ID: P063-0291

Zoning: C-1

Traffic Count: 5,990 Vehicles Per Day

Reduced Price: \$325,000
~~**Sale Price: \$395,000**~~

CALL AGENT FOR FINANCIALS

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	6,611	51,032	92,020
Avg HH Income	\$72,262	\$67,682	\$70,289
Median Age	37.1	35.1	34.9

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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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