

**For Sale**  
**Retail Center**  
**6351 Zebulon Road \* Macon, GA**



- Size:** 5,449 sf  
**Lot Size:** .96 acres  
**Frontage:** 215' on Zebulon  
**Zoning:** PDE  
**Utilities:** All  
**Parking:** Ample  
**Taxes:** \$11,435.39  
**Notes:** This property has 3 very stable current tenants. Polly's, which is a great neighborhood restaurant that has been in business for 20 years, Andy's Liquor Mart who sells spirits, and a local, reputable home builder with office and showroom. Across the street is Lake Wildwood Subdivision with approximately 1,700 homes and behind the center is a Class A apartment complex with 318 units.
- Tenants:** Polly's Restaurant space: 2,163 sf  
Liquor Store space: 2,118 sf  
Home Builder: 1,168 sf
- \*Aerial on reverse side  
\*Call agent for financials

**Sale Price: \$550,000**

*Contact Trip Wilhoit, CCIM, ALC or Patty Burns, CCIM, ALC 478-746-9421*  
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See detailed property information at [www.Fickling.com](http://www.Fickling.com)

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|------------------------------|----------------|-----------------------|
| 1. Sunoco Gas Station        | 11. McDonald's | 21. Buffalo's         |
| 2. CVS                       | 12. Verizon    | 22. Margarita's/Nuway |
| 3. Zaxby's                   | 13. Hotel      | 23. Wendy's           |
| 4. Retail Strip Center       | 14. Hotel      | 24. Krystal           |
| 5. 318 Class A Apartments    | 15. Hotel      | 25. Circle K          |
| 6. Lake Wildwood Subdivision | 16. Hotel      | 26. Walgreen's        |
| 7. Kohl's                    | 17. Sonic      | 27. Bank              |
| 8. Retail Center             | 18. Theatre    | 28. Bank              |
| 9. Shell Gas Station         | 19. Kroger     | 29. Walmart           |
| 10. Waffle House             | 20. Bank       | 30. Lowe's            |

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