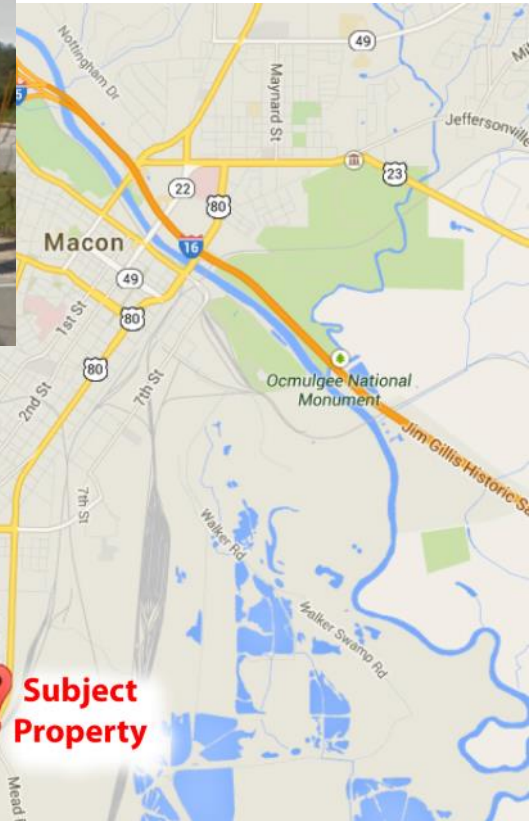


# Former Crooms Car Lot/Shop

3870 Broadway | Macon, GA



**Sale Price:**  
**\$70,000**



**Size:** 2 Bldgs:  
1,871 sf car sales office  
1,200 sf shop area

**Lot Size:** 0.48 acre corner lot

**Utilities:** All utilities available

**Zoning:** M-1

**Built:** 1960 & 2004

**Traffic:** 12,000+ vehicles per day

**Property Tax:** \$1,455

**Notes:** Corner lot with good visibility and high traffic.  
Bank owned.

## 2013 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>	4,826	27,257	75,827
<b>Median Age</b>	31.9	31.1	33.1
<b>Average HH Income</b>	\$23,572	\$26,585	\$35,976

For information, contact:

**Trip Wilhoit, CCIM**     **Patty Burns, CCIM**

**478.803.4121**

**478.803.4120**

**trip@fickling.com**

**patty@fickling.com**

See detailed property information at [www.Fickling.com](http://www.Fickling.com)

**Commercial Division**  
577 Mulberry Street  
P.O. Box 310  
Macon, GA 31202  
(478) 746-9421  
(478) 742-2015 FAX  
[info@fickling.com](mailto:info@fickling.com) EMAIL  
[www.fickling.com](http://www.fickling.com)

 **FICKLING  
& COMPANY**  
A Full Service Real Estate Company