

**For Sale**

**Re-Development Opportunity (Retail Center) or Convenient Store**  
**3465 Mercer University Drive Macon GA**



- Lot Size:** 1.38 acres
- Building Size:** 860 sf (currently a convenient store)
- Frontage:** 205' on Mercer University Drive
- Depth:** 305' rectangular in shape
- Topography:** Flat, All usable
- Year Built:** 1996
- Traffic Count:** 33,000 vehicles per day
- Zoning:** C-2
- Neighbors:** Macon Mall, Checkers, Chuck E. Cheese, Suds Carwash, Flash Foods, The Summit Retail Center, and Mercer Crossing Retail Center.



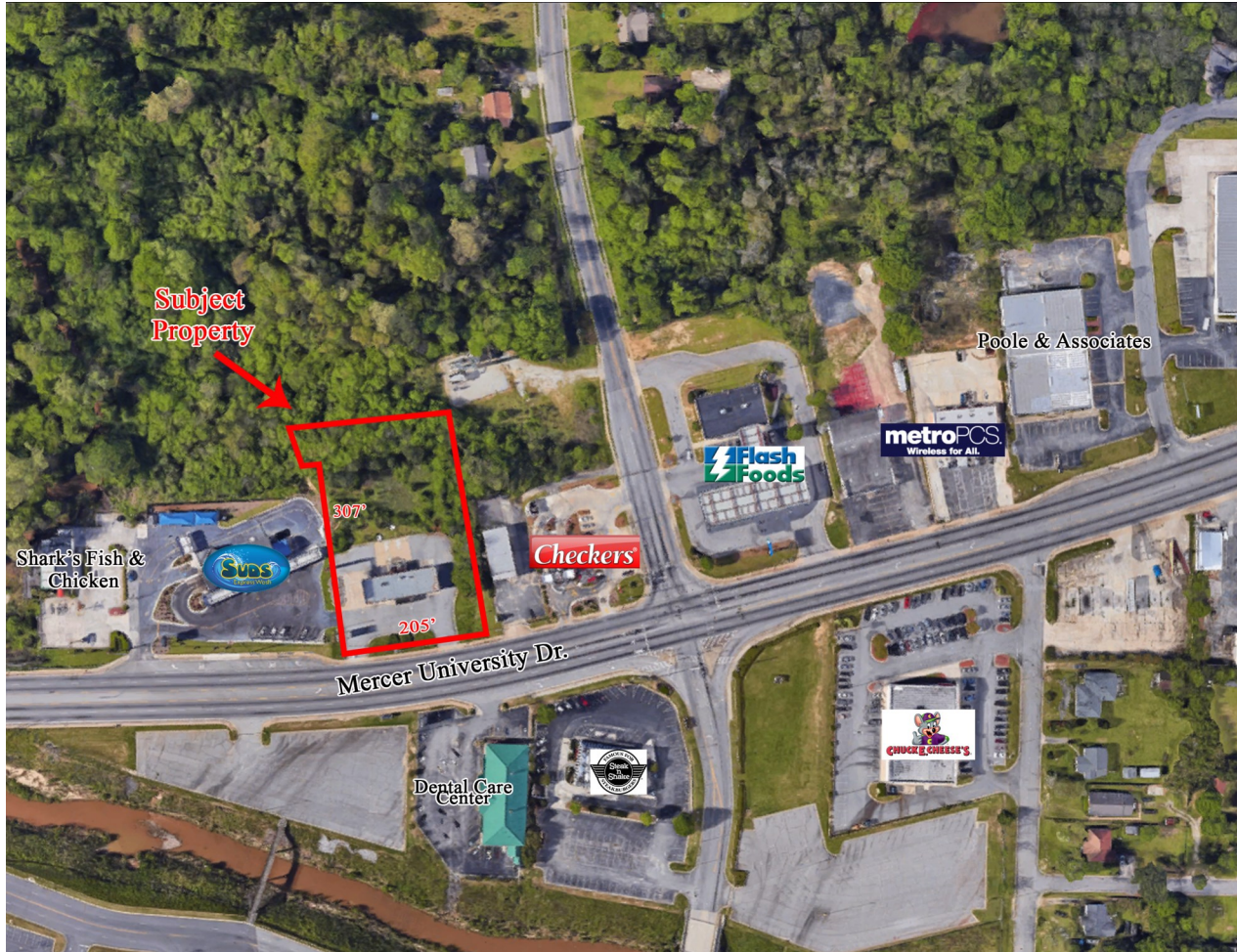
**Notes:** This Mercer University property is ONE of the few parcels available on Mercer University that is larger than 1.35 acres. (rectangular shape). Parcel is directly across from the Macon Mall and has great visibility and very high traffic count. Fuel pumps will need to be replaced.

**Reduced Price: \$400,000**

Contact Trip Withoit, CCIM, ALC or Patty Burns, CCIM, ALC 478-746-9421  
trip@fickling.com or patty@fickling.com  
See detailed property information at www.Fickling.com

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**2016 DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
<b>Population</b>	6,209	57,561	92,895
<b>Median Age</b>	32.5	32.5	32.5
<b>Average HH Income</b>	\$32,463	\$37,998	\$48,283

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