

Former Georgia Auto Pawn
Income Producing Property
1294 Riverside Dr
Macon, GA 31201

 **FICKLING
& COMPANY**
A Full Service Real Estate Company
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- Bldg Size:** 1,500 sf
Frontage: 81' Riverside Dr.
Frontage: 55' Madison St.
Zoning: C-2
Traffic: 16,700 VPD
Taxes: \$878.70 (2018)
Parking: 6 spaces
Notes:
- Ideal location for a small business, tax office, loan office title pawn, insurance company, appraiser and accountant.
 - Convenient to downtown, I-75 and I-16.
 - New convenience store is coming soon at Ingleside Ave & Riverside Dr.
- Billboard**
Income: \$2,400 Annually
* Bank financing for qualified buyer

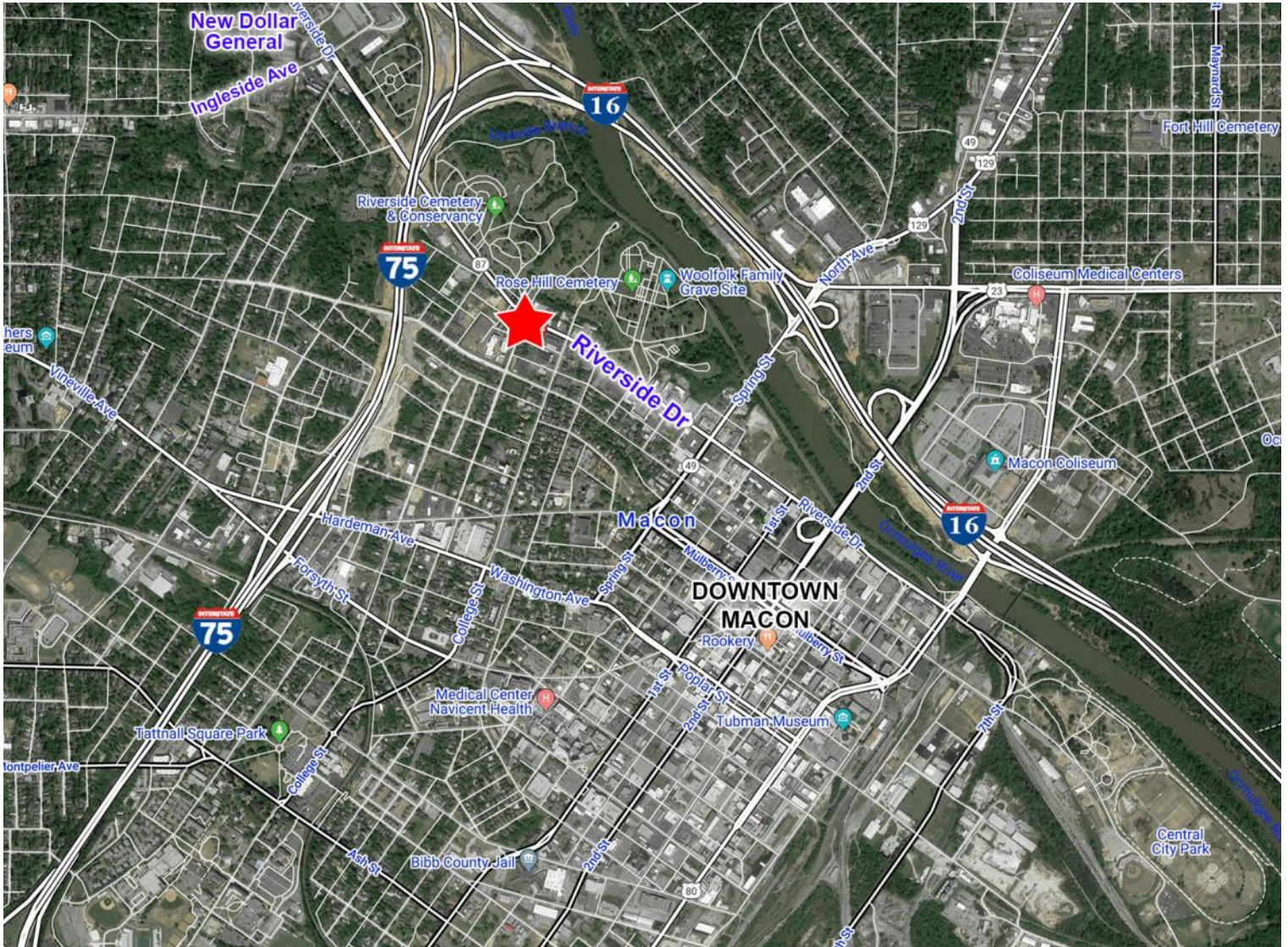
Reduced Price: \$145,000
~~**Sale Price: \$170,000**~~

**FOR MORE
INFORMATION
CONTACT**

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2018 Demos	1 Mile	3 Mile	5 Mile
Population	6,598	42,587	88,745
Avg. HHI	\$51,150	\$43,626	\$49,025
Median Age	37.2	35.7	35.3

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