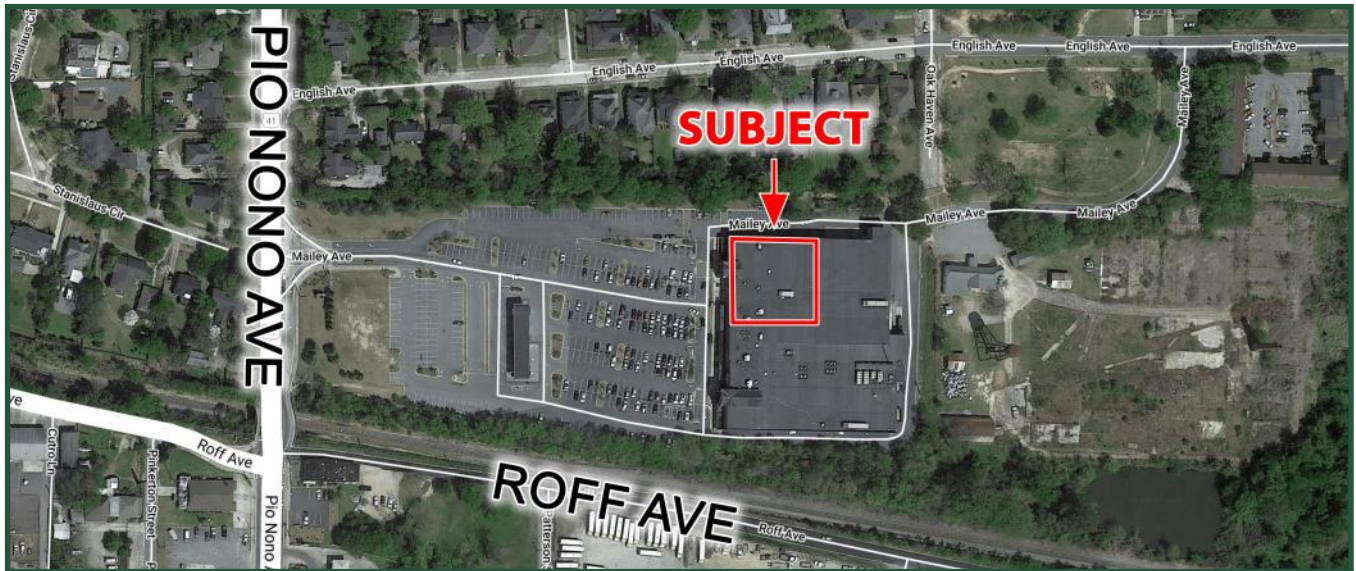


Grocery Store Space FOR LEASE

400 Pio Nono Ave.
Macon, GA 31204



Available Size: 15,000 SF (Can be larger if needed)

Frontage: 310' on Pio Nono Ave.

Ceiling Height: Landlord will build to suit the grocery store space per landlord & tenant agreement

Parking: Ample parking per landlord & tenant agreement

Docks: Landlord will build to suit the grocery store space per landlord & tenant agreement

Traffic Count: 20,500 Pio Nono VPD & 16,000 Vineville VPD

- Notes:**
1. Former Kroger Building
 2. Landlord is building a 517 unit climate-controlled self-storage facility and will be leasing a 15,000 SF space.
 3. Landlord will do a build to suit with the 15,000 SF space per landlord & tenant agreement.
 4. Property entrance has a traffic signal and full access on Pio Nono Avenue.
 5. Low competition area, nearest major grocer is 3± miles away (see Exhibit A).

Lease Price: Call Agent For Pricing
Tenant pays utilities

**FOR MORE
INFORMATION
CONTACT**

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577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

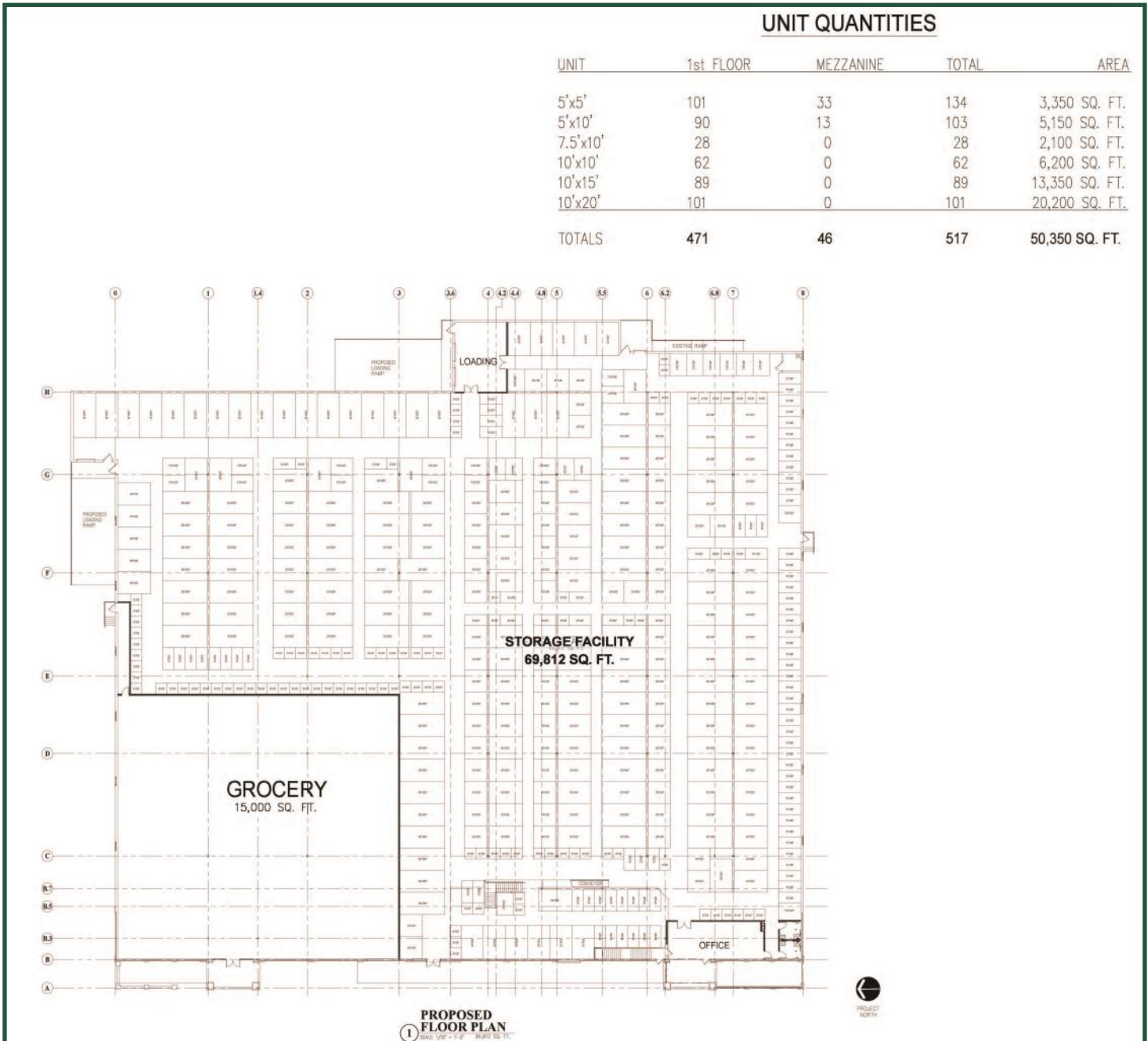
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Grocery Store Space FOR LEASE

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Floor Plan



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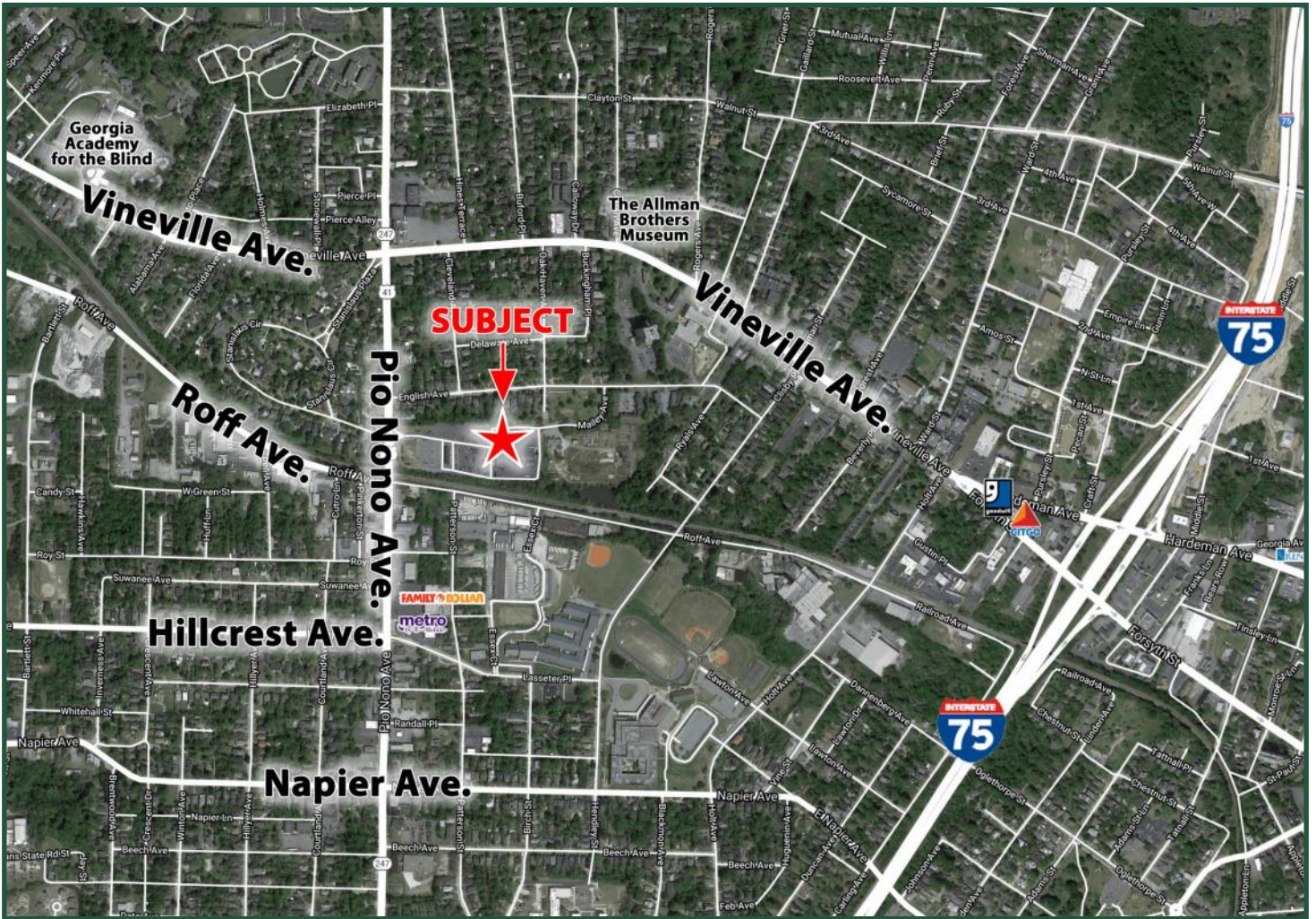
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Grocery Store Space FOR LEASE

400 Pio Nono Ave.
Macon, GA 31204

AERIAL



2019	3 mile	5 mile	10 Mile
Population	53,017	94,095	167,747
Avg. HH Income	\$46,358	\$49,588	\$63,657
Median Age	35.3	34.6	36.4

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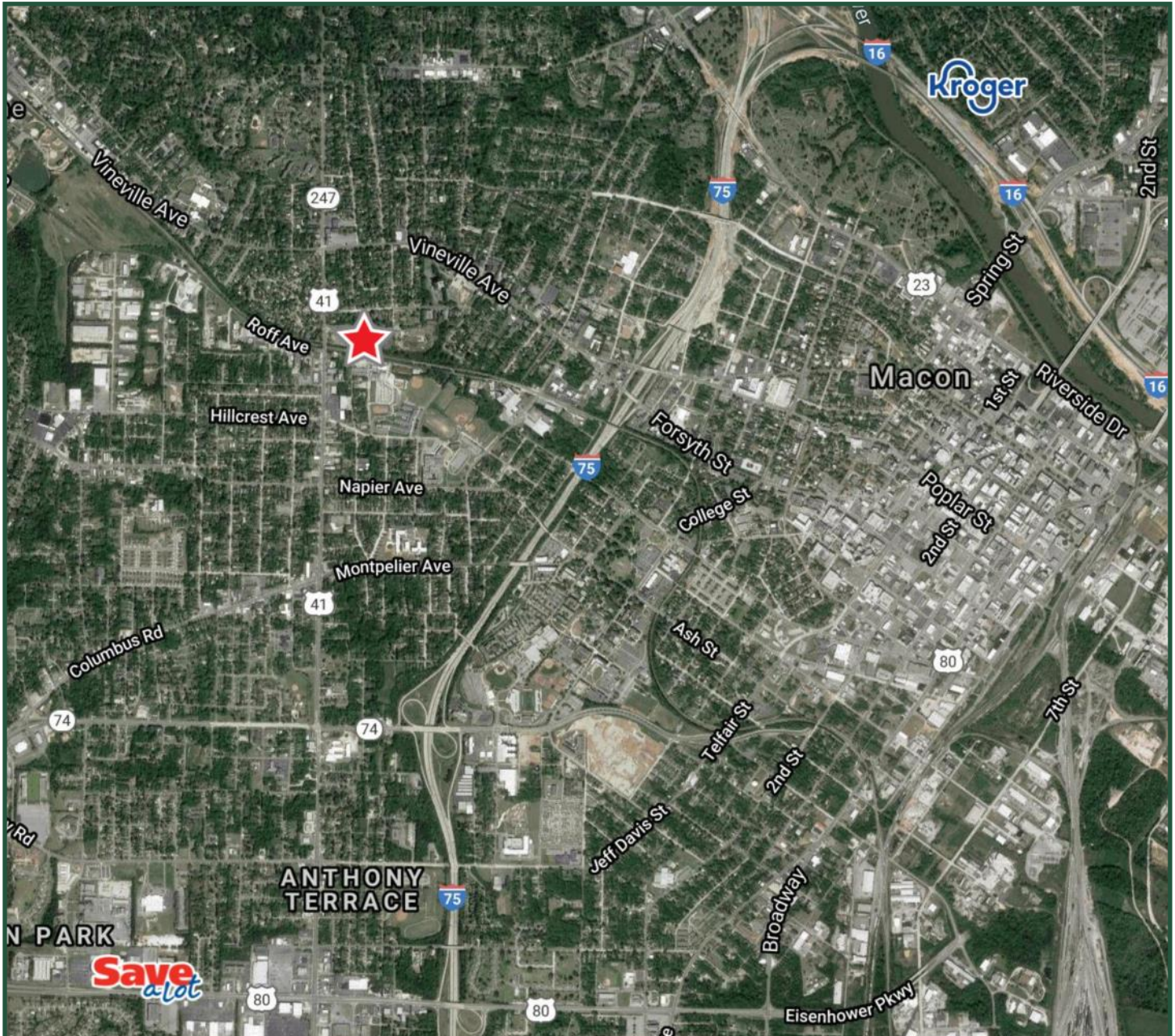
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Grocery Store Space FOR LEASE
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Macon, GA 31204

 **FICKLING
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A Full Service Real Estate Company
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Exhibit A

Grocery Stores In 3-Mile Radius



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