

# Telecommunications Building For Sale

1630 Eisenhower Parkway

Macon, GA 31206



## Located in Federal Opportunity Zone



**Building Size:** 82,708 SF

**Lot Size:** 6.94 AC

**Zoning:** C-2

**Year built:** 1970

**Utilities:** All available

**Parking:** 323 & 3 handicap spaces (Ratio is 3.9/1000)

**Frontage:** 560' on Eisenhower Parkway (Highway 80)

**Depth:** 600'

**Ceiling Height:** Varies

**Loading Docks:** 2 10' x 10' dock high roll up doors

**Traffic Count:** 14,100 VPD

**Description:** Former telecommunications building. Building has steel construction between floors and 3 stairwells. There is a handicap lift in front entrance waiting area, a backup generator with UPS system in case of generator failure, and a chilled water system for HVAC. A dumb waiter is located beside the roll up doors. Located  $\frac{3}{4}$  mile from I-75.

**Nearby Businesses:** Academy Sports & Outdoors, ProBuild, Dollar Tree, Save A Lot, American Freight Furniture & Mattress, and Rent-A-Center.

# Sale Price: \$1,100,000

**FOR MORE  
INFORMATION  
CONTACT**

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478-746-9421 (O)  
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**Patty Burns, CCIM, ALC**  
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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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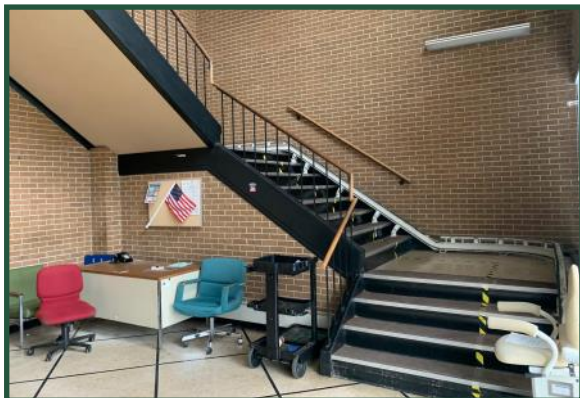
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## Photos



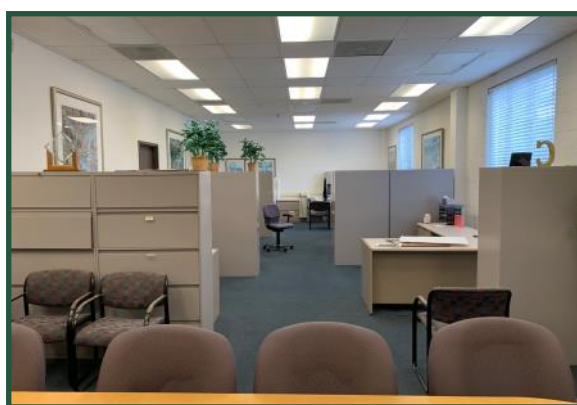
**Chair Lift to 2nd Floor**



**Office Hallway**



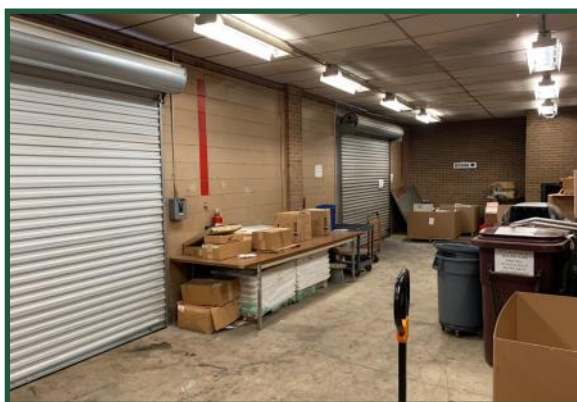
**Open Conference Area**



**Office Area**



**Office Area**



**Roll-up Doors**

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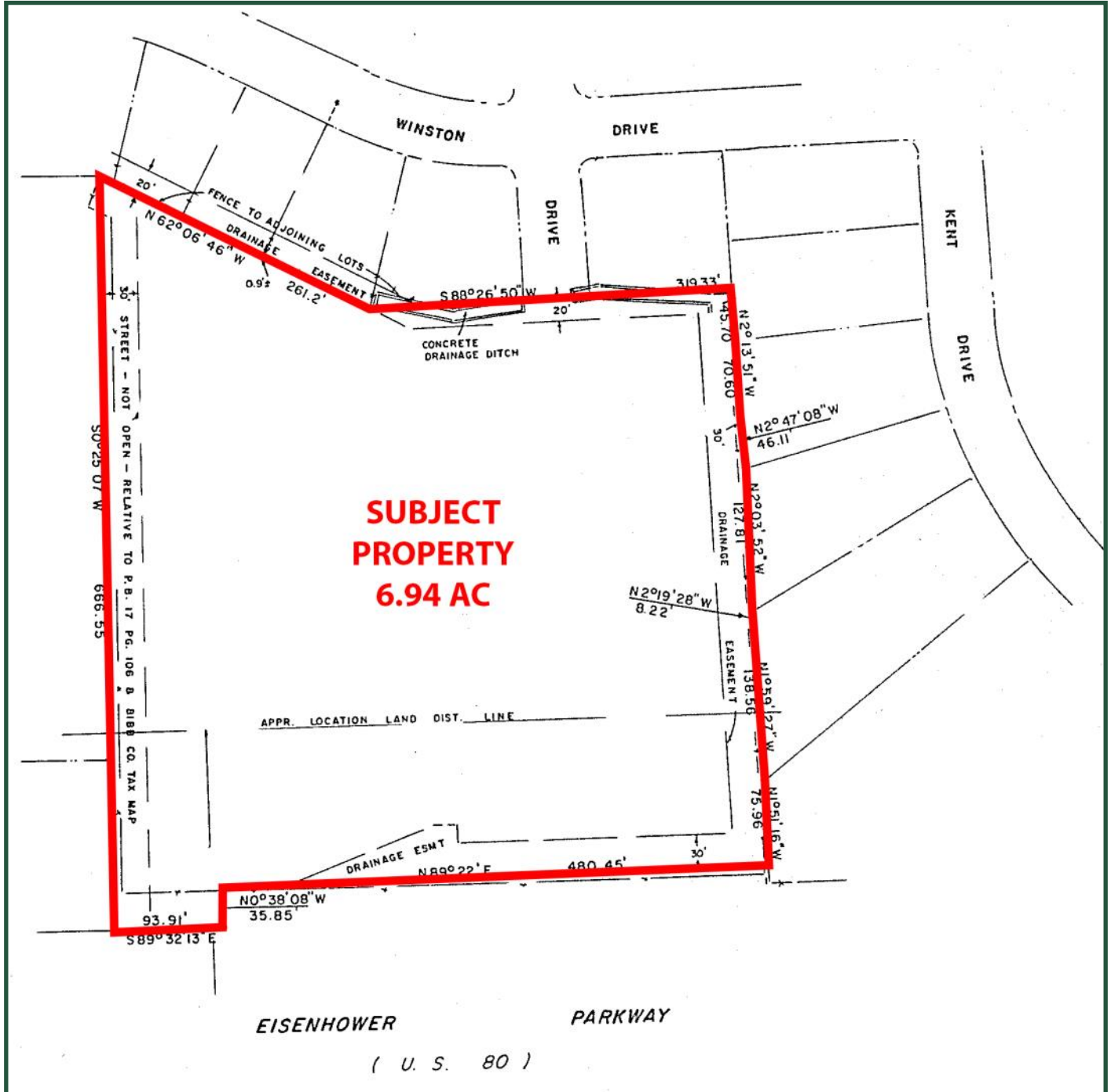
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## Plat



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## Aerial



## Demographics

2020	1 mile	3 mile	5 mile
Population	6,216	56,473	86,082
Median Age	38.9	33.9	34.5
Avg. HHI	\$33,998	\$42,270	\$53,474

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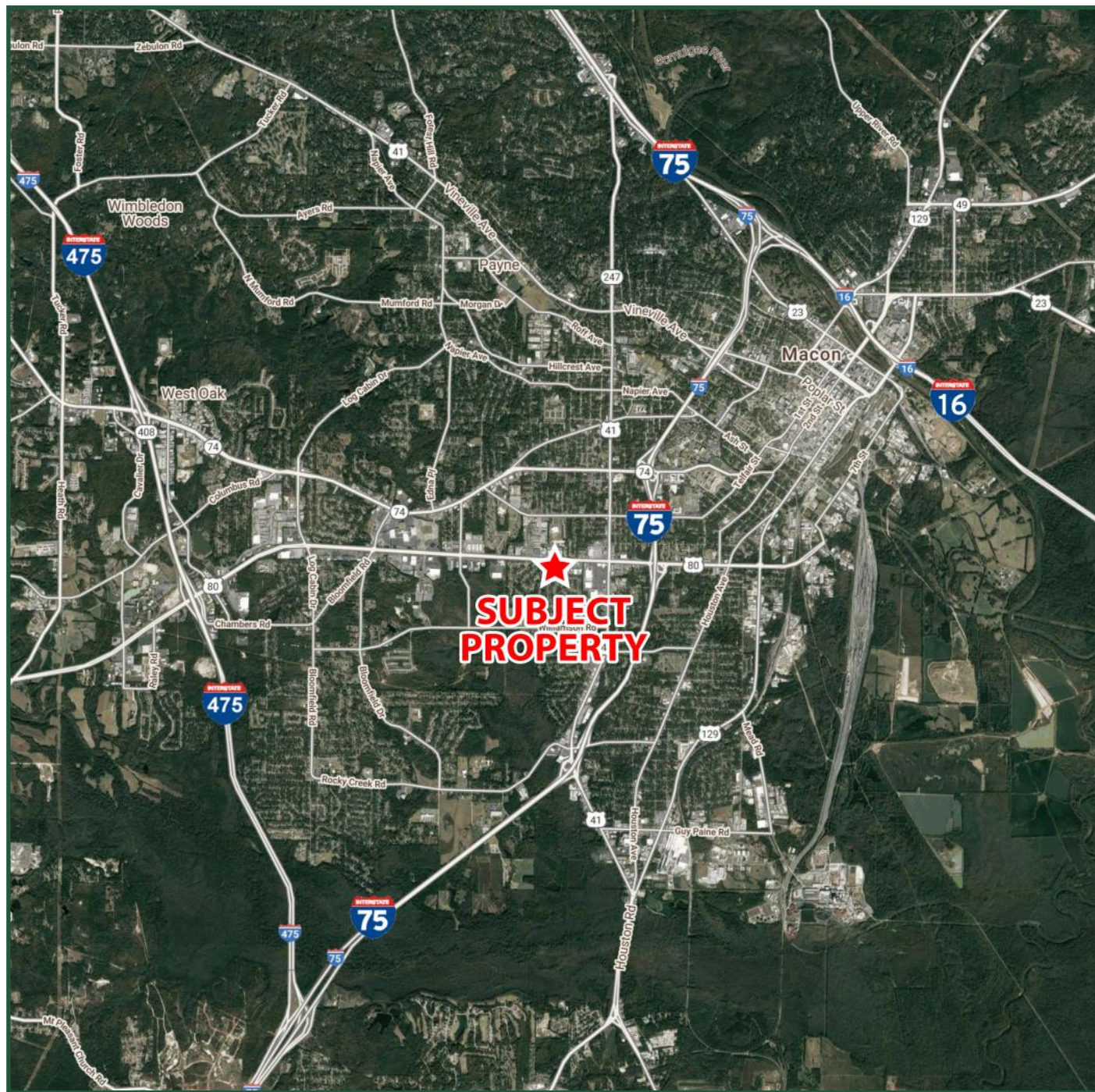
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