

SALON FOR SALE
 4849 Mercer University Drive
 Macon GA 31210



- Building Size:** 3,150 SF
- Lot Size:** .33 Acres (Corner Lot)
- Zoning:** PDR
- Frontage:** ±151' on Mercer University Dr.
- Taxes:** \$2,604.19 (2020 est.)
- Built:** 1977
- Parking:** 21 spaces
- Traffic Count:** 21,700 VPD on Mercer University Dr.

	2021 Demos	3 Mile	5 Mile	10 Mile
Population		33,387	96,024	161,592
Avg. HHI		\$60,270	\$36,077	\$70,226
Median Age		33.6	35.5	36.7

Location: This location is convenient to I-475, I-75, the Macon Mall, and West Macon, including the Lake Tobesofkee area. Businesses in the area include Family Dollar, MidSouth Community Federal Credit Union, Sherwin Williams, Harley Davidson of Macon, Eagle Gun Range, Boelter restaurant supply, West Macon Park, and other retail.

Notes: This cedar shingled cottage was designed and built for a salon. This floorplan lends itself for a salon, but also a general or medical office (with water in each treatment room). Building has 10 private stylist rooms with own shampoo sink and dryer, 3 tanning rooms (1 standing bed that is 4 years old, and 2 other beds which are 6 years old), 1 nail tech area, a boutique featuring jewelry and accessories, 2 restrooms, plenty of storage, a kitchenette, a laundry room with washer & dryer, and a nice open area for waiting or having lunch. There are currently two stylists and a nail tech in place that would like to stay.

Reduced Price: \$250,000
~~**Sale Price: \$315,000**~~

**FOR MORE
 INFORMATION
 CONTACT**

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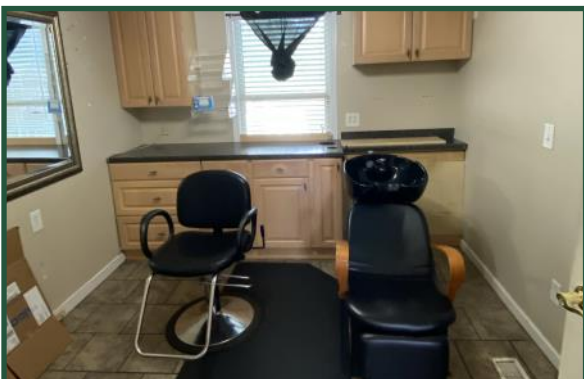
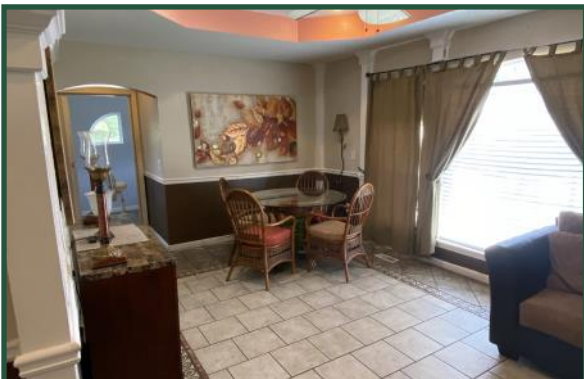
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577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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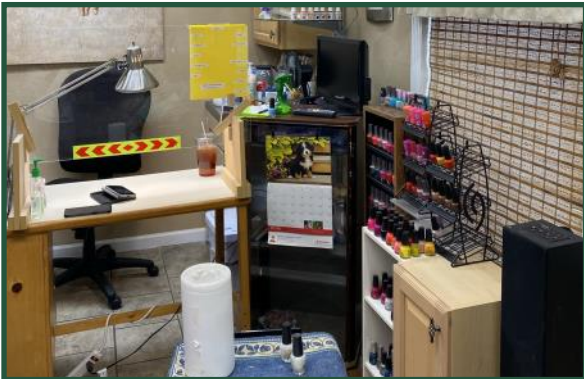
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Aerial



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