

FOR SALE

**3861A VINEVILLE AVENUE
MACON, GA. 31204**

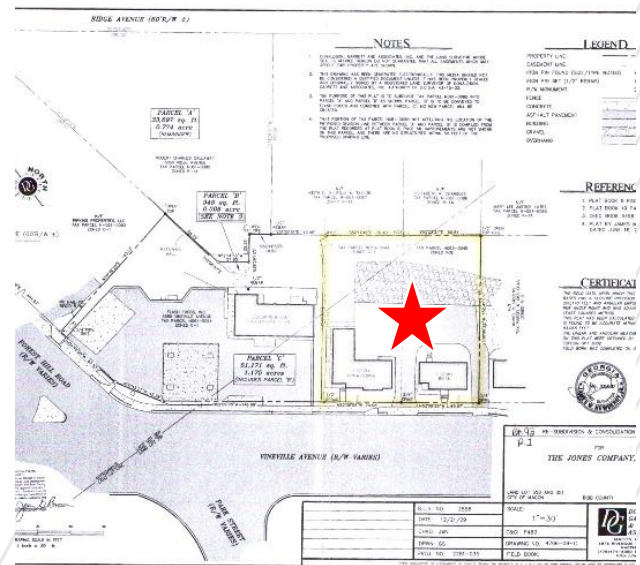


PROPERTY HIGHLIGHTS

The Vineville Avenue area is an old residential neighborhood that has been transitioning to commercial area for small business office space for the last 20 years. Well located near the most upscale residential neighborhood in west Macon, Ga.

BUILDING SF	1856
LAND SF	21,000
YEAR BUILT	1944
PARKING	25 Spaces
TRAFFIC COUNTS	19,900

SIGNAGE TYPE	Residential
1-MILE (POP.)	74,000
3-MILE (POP.)	156,000
MED. INCOME	\$68,814
SPACE USE	Commercial



JEFF SCHEIDEGGER
Account Contact
+1 314-384-8662
Jeff.scheidegger@cushwake.com

John Bickley
Bickley & Associates, Inc.
+1 478-214-0559
johnbickleysr@gmail.com

FOR SALE

3861A Vineville Avenue
Macon, GA 31204

ADDITIONAL INFORMATION

Subject property is well located to interstate 475 and downtown Macon, GA. Vineville Ave. is the main access from the west to Medical Center of Middle Georgian, Wesleyan College, Mercer University and I-75 and I-16.



LEGAL INFORMATION

TAX PARCEL ID	N061-0094
2022 RE TAXES	TBD
ZONING	Commercial C-1

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

JEFF SCHEIDEGGER

Account Contact
+1 314-384-8662
Jeff.scheidegger@cushwake.com

JOHN BICKLEY

Bickley & Associates, Inc.
+1 478-214-0559
johnbickleysr@gmail.com