

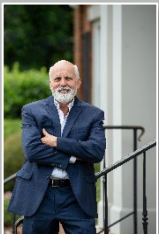


# COMMERCIAL OUTPARCEL FOR SALE

**4426 MERCER UNIVERSITY DRIVE  
MACON, GEORGIA 31210  
BIBB COUNTY**

**± 1 ACRE**

**ASKING PRICE: \$375,000**



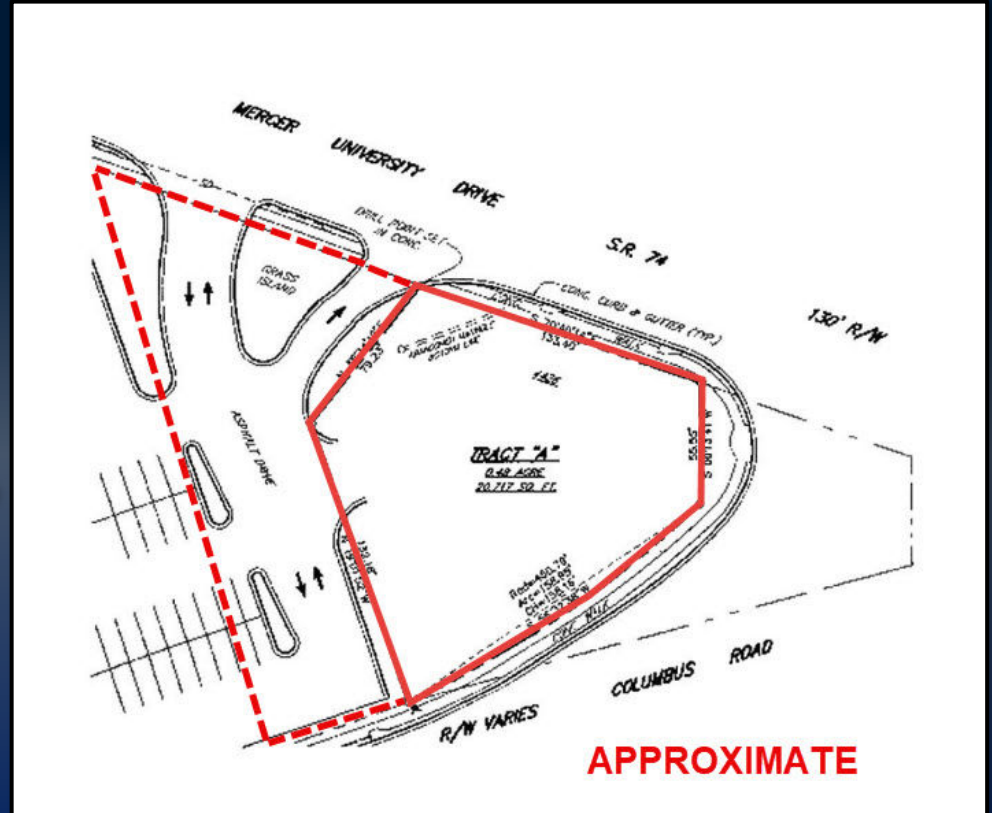
**STERLING BAILEY C: 478.951.9443 | ALLIE GRAMBLING C: 478.955-8333**  
**SBAILEY@THESUMMITGROUPMACON.COM | AGRAMBLING@THESUMMITGROUPMACON.COM**  
**4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210**  
**O: 478.750.7507**

**WWW.THESUMMITGROUPMACON.COM**



## PROPERTY INFORMATION

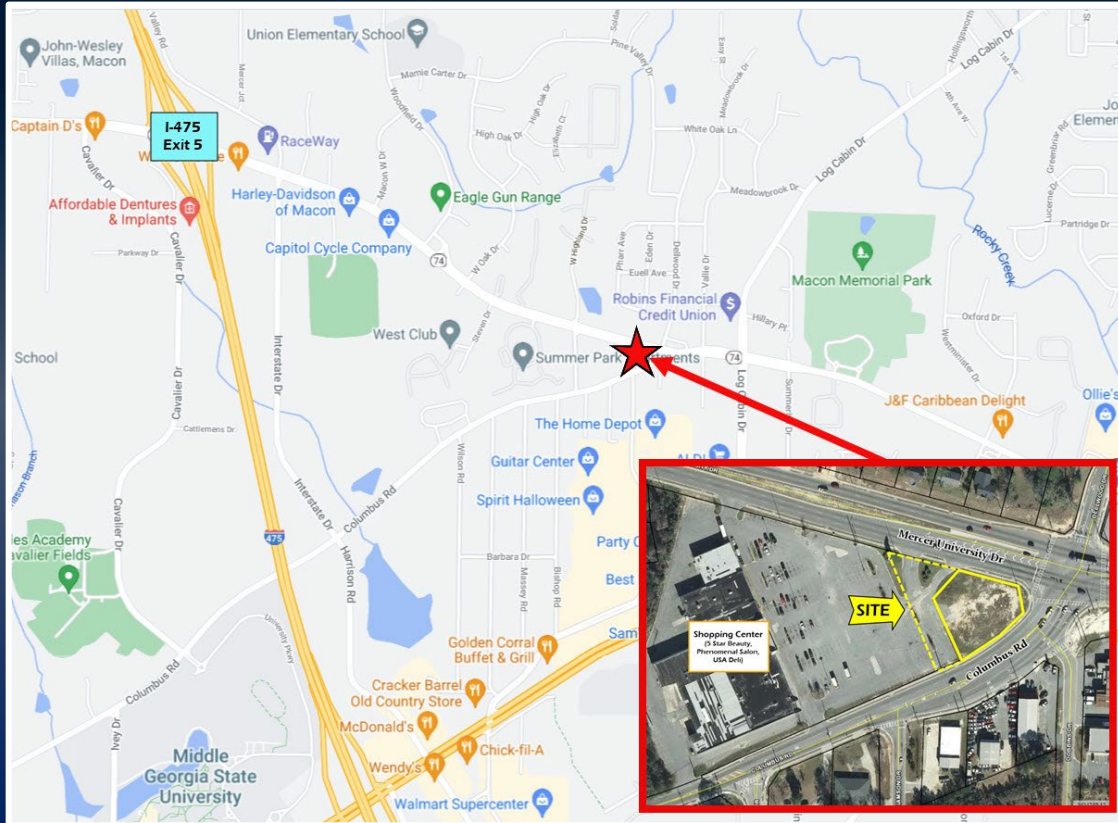
- ± 1 acre
- Cross access easement with adjoining shopping center
- Zoned PDE (Planned Development Extraordinaire)
- All utilities available
- High traffic location at the signalized intersection of Mercer University Drive and Columbus Road
- Less than 1.5 miles east of Interstate 475 (Exit 5)
- Traffic Counts (GDOT 2022 estimate):
  - Mercer University Drive: 23,100 VPD
  - Columbus Road: 5,010 VPD



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# AERIAL



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