DEVELOPMENT OPPORTUNITY

4034 HARTLEY BRIDGE ROAD MACON, GA 31216 BIBB COUNTY

SALES PRICE \$399,000





ADAM BAILEY C: 478.733.7961 ABAILEY@THESUMMITGROUPMACON.COM 4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210 O: 478.750.7507 WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

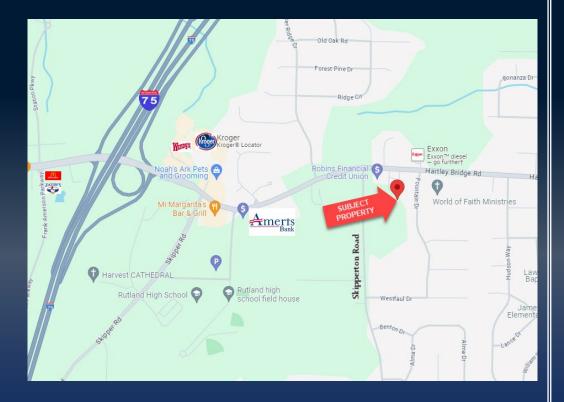
• 6.5 acres

• Zoned C-1

• Traffic Count (2023 GDOT estimate): Skipperton Road west of location-10,300 vpd

Demographics:

<u> </u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2020 Population:	2,761	15,633	39,566
2024 Population Estimate:			
	2,825	15,957	39,867
2020 Households:	1,068	5,798	14,233
2024 Households Estimate:			
	1,104	6,010	14,586
2020 Average HH Income:			
\$	82,062	\$78,552	\$67,175
2024 Average HH Income Estimate:			
	.03.339	\$96,130	\$81,225



4034 HARTLEY BRIDGE ROAD MACON, GA 31216



The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.