

FOR SALE

Corner Commercial Development Site

Montpelier Avenue @ Pio Nono Avenue  
Macon, Bibb County, Georgia 31204



EBERHARDT & BARRY



- Located at busy intersection of Pio Nono Avenue and Montpelier Avenue across from CVS Pharmacy
- 1/2 mile west of Mercer campus
- .75± Acre corner lot; possible expansion to larger lot
- 150'± of road frontage on Pio Nono Avenue; 175' frontage on Montpelier Avenue
- Traffic Count: 17,300 VPD on Pio Nono; 9,140 VPD on Montpelier Avenue
- Topography: Level at road grade
- Zoned C2
- All utilities available to site.
- Tax Bill: \$1,640

**SALES PRICE: \$250,000**

FOR MORE DETAILS CONTACT:

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**GUY EBERHARDT - EXCLUSIVE AGENT**  
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MAPS

