



Hartley Station Outparcels
4623 & 4635 Hartley Bridge Road
Macon, Bibb County, Georgia 31216

SALE



TWO OUTPARCELS AVAILABLE

1.20± ACRES & 1.27± ACRES

SALES PRICE

1.20± ACRES \$600,000 • 1.27± ACRES \$550,000

CBCMACON.COM

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COLDWELL BANKER COMMERCIAL
EBERHARDT & BARRY
CBCWORLDWIDE.COM



PROPERTY OVERVIEW

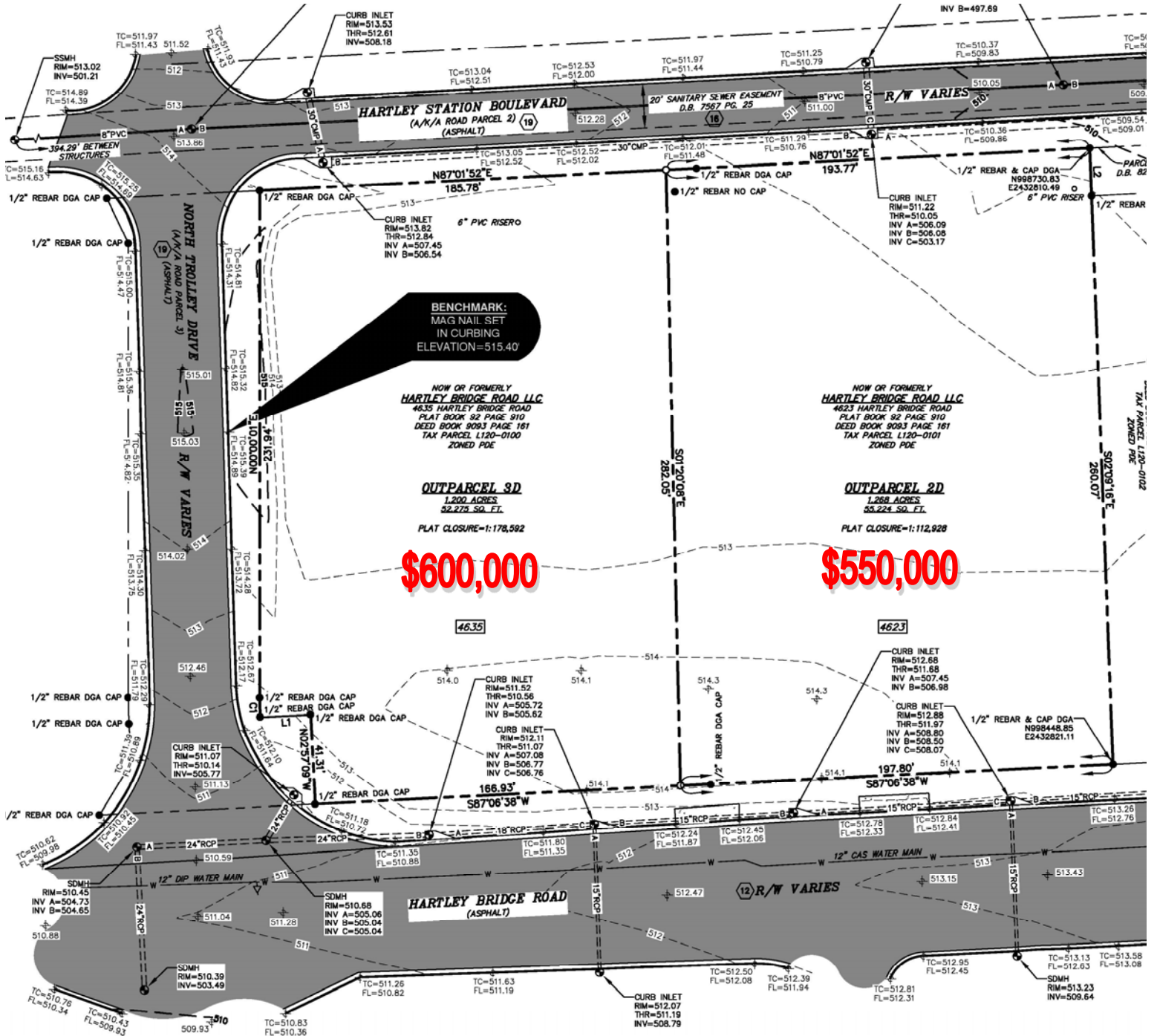
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HIGHLIGHTS:	<ul style="list-style-type: none">• Located one block from Interstate 75• Multi-Tenant Strip Center adjacent to site coming soon. Leases signed with Jersey Mike's and Shane's Rib Shack.
SITE INFORMATION:	<ul style="list-style-type: none">• <u>4623 Hartley Bridge Road</u><ul style="list-style-type: none">- 1.27± Acres• <u>4635 Hartley Bridge Road</u><ul style="list-style-type: none">- 1.20± Acres- Corner outparcel• Detention pond off site.
AVG DAILY TRAFFIC COUNT:	16,800± Average vehicles per day
UTILITIES:	All public utilities. Public water and sewer in place. See GIS Map Page 4.
ZONED:	PDE, Planned Development Extraordinary
NEIGHBORS:	CVS, Advance Auto Parts, Zaxby's, McDonald's, Dairy Queen, Flash Foods, Skweeky Clean Car Wash, Kroger, Wendy's, Cadence Bank, Waffle House, Yancey Brothers, FedEx Ground, Tyson Foods, Love's Truck Stop, Tractor Supply Distribution Center, Amazon Fulfillment, Quik Trip
SALES PRICE:	\$600,000 - 1.20± Acres - Corner Outparcel \$550,000 - 1.27± Acres



SURVEY

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BENCHMARK:
 MAG NAIL SET
 IN CURBING
 ELEVATION=515.40

**NOW OR FORMERLY
 HARTLEY BRIDGE ROAD LLC**
 4635 HARTLEY BRIDGE ROAD
 PLAT BOOK 92 PAGE 910
 DEED BOOK 9093 PAGE 161
 TAX PARCEL L120-0100
 ZONED PDE

OUTPARCEL 3D
 1.200 ACRES
 52,274 SQ. FT.
 PLAT CLOSURE=1:178,922

\$600,000

**NOW OR FORMERLY
 HARTLEY BRIDGE ROAD LLC**
 4623 HARTLEY BRIDGE ROAD
 PLAT BOOK 92 PAGE 910
 DEED BOOK 9093 PAGE 161
 TAX PARCEL L120-0101
 ZONED PDE

OUTPARCEL 2D
 1.288 ACRES
 55,224 SQ. FT.
 PLAT CLOSURE=1:112,928

\$550,000

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GIS MAP

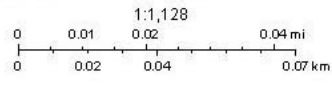
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Disclaimer
 Maps and data provided by the Macon Water Authority are to be used for reference purposes only. The data contained in the Macon Water Authority's Geographic Information System (GIS) are subject to continual improvements. The Macon Water Authority, its agents, consultants, contractors and employees, collectively referred to as "MWA", provide this information as is without warranty of any kind, implied or expressed, as to the information's accuracy or level of completeness. Map information is believed to be accurate, but accuracy is not guaranteed.

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|----------------------------|-------------------------|----------------------|--------------|----------------|
| Road Centerlines | Jones Manhole | Lift Stations | Private | Hydrant Valve |
| Local | MWA Manhole | MWA | Jones Co | System Valve |
| Macon-Bibb County Boundary | Private Manhole | Private | Private | Terminal Valve |
| Macon-Bibb County Parcels | Pressurized Sewer Main | Gravity Mains | Valves | Hydrants |
| Manholes | <all other values> | MWA | Bypass Valve | MWA |
| <all other values> | Sewer Air Release Valve | MWA | Divide Valve | |
| | MWA; Our Agency | | MWA | |



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AERIAL MAP

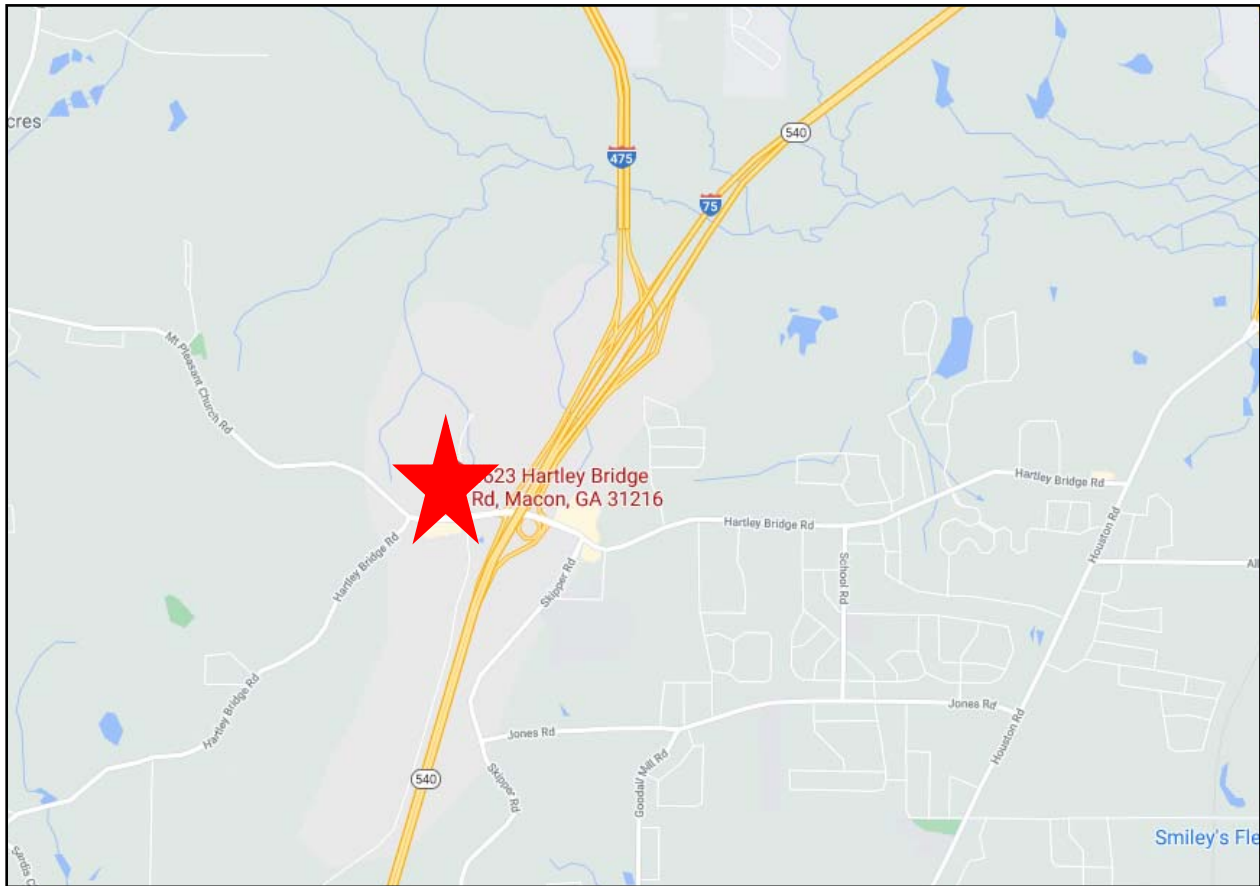
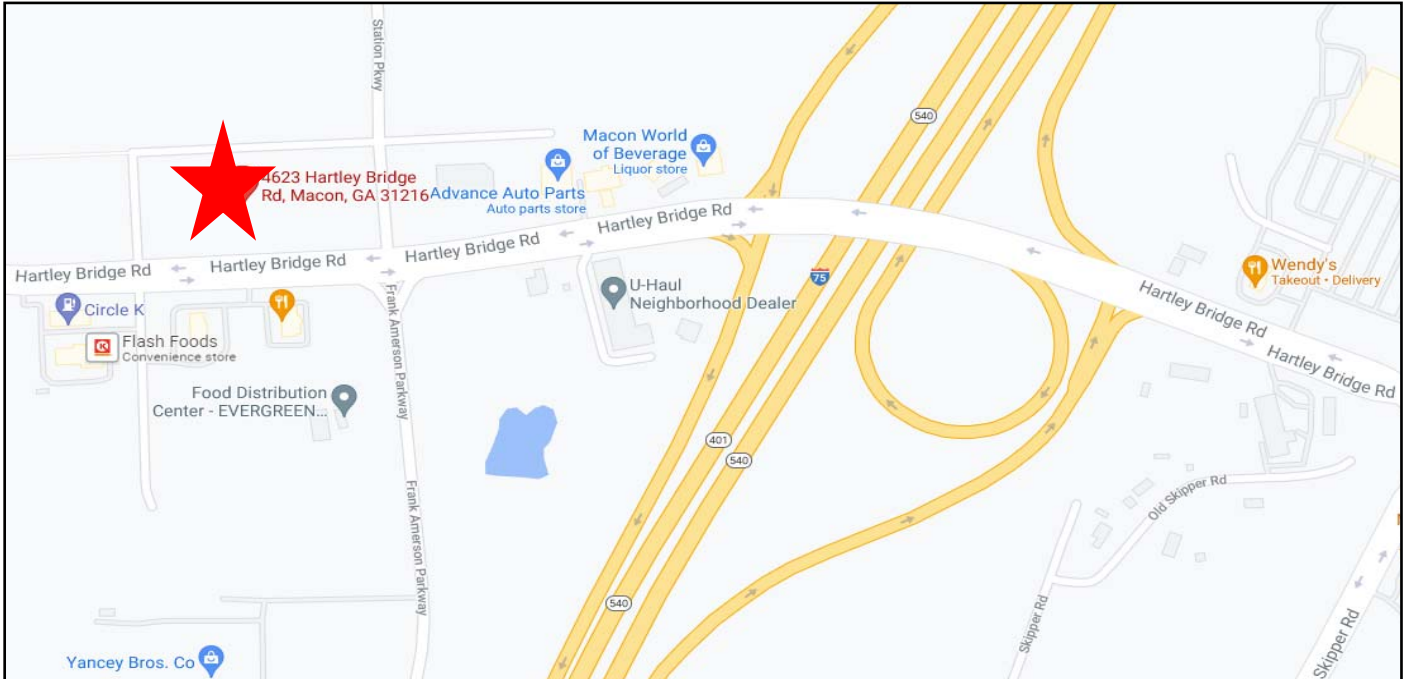
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LOCATION MAPS

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