

# SALE

OFFICE / RETAIL  
3311 PIO NONO AVENUE, MACON, GA 31206



**REDUCED SALES PRICE:  
\$150,000**

## LOCATION OVERVIEW

- Located at the signalized intersection of Pio Nono Avenue and Newberg Avenue
- One mile from Interstate 75
- Easy access to public transportation
- Convenient to shopping, restaurants and banks

## PROPERTY OVERVIEW

- 1,540± SF Office / Retail
- Former Access Loan Company
- Traffic Count: 15,000 VPD
- Excellent signage on building & pylon
- Built in 1967
- .73± Acres
- 118' frontage on Pio Nono Ave
- 2022 Property Tax Bill: \$1,907
- Zoned C-4

**HAL HARPER, CCIM**  
478.951.3991 Cell  
hharper@cbcworldwide.com

990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • [CBCMACON.COM](http://CBCMACON.COM)



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

Revised 2/28/23

**SALE**

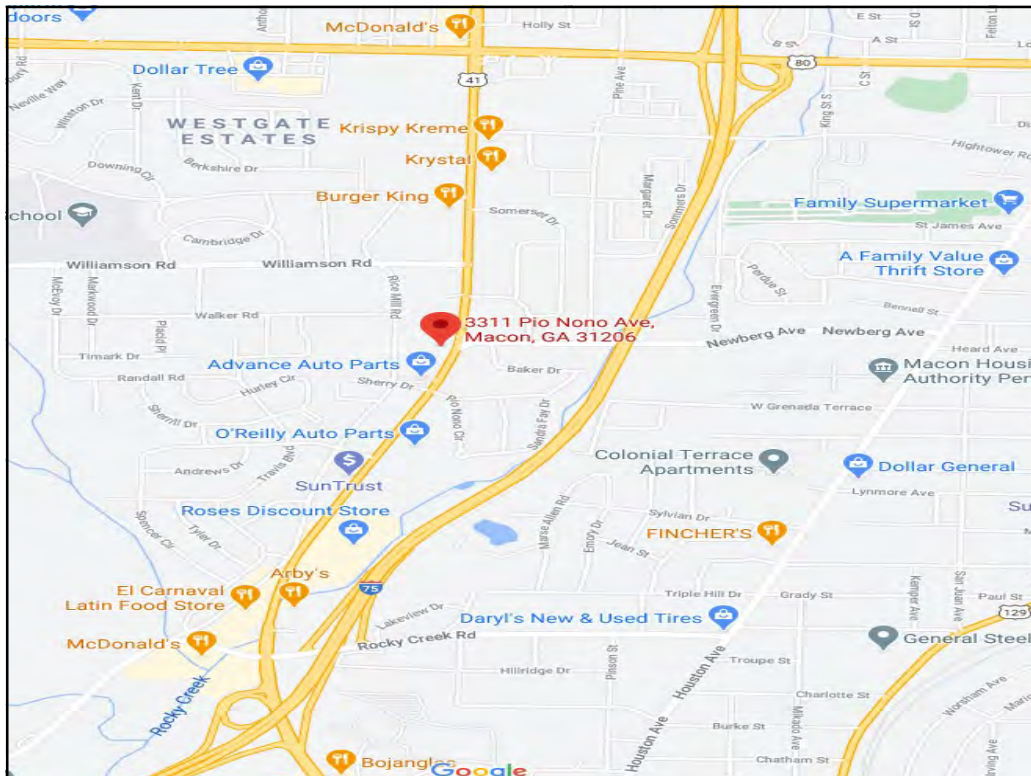
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**PARCEL MAP**



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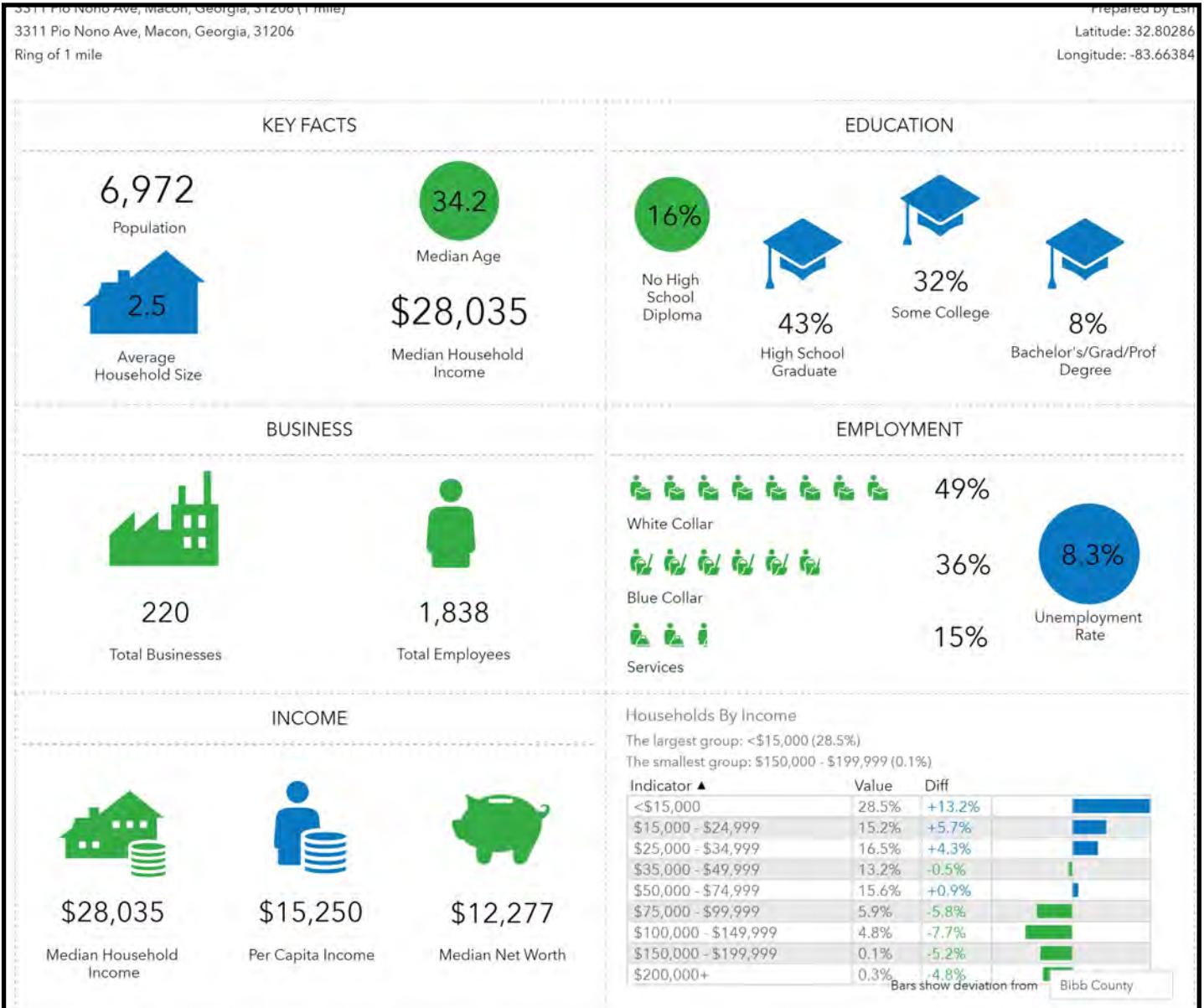


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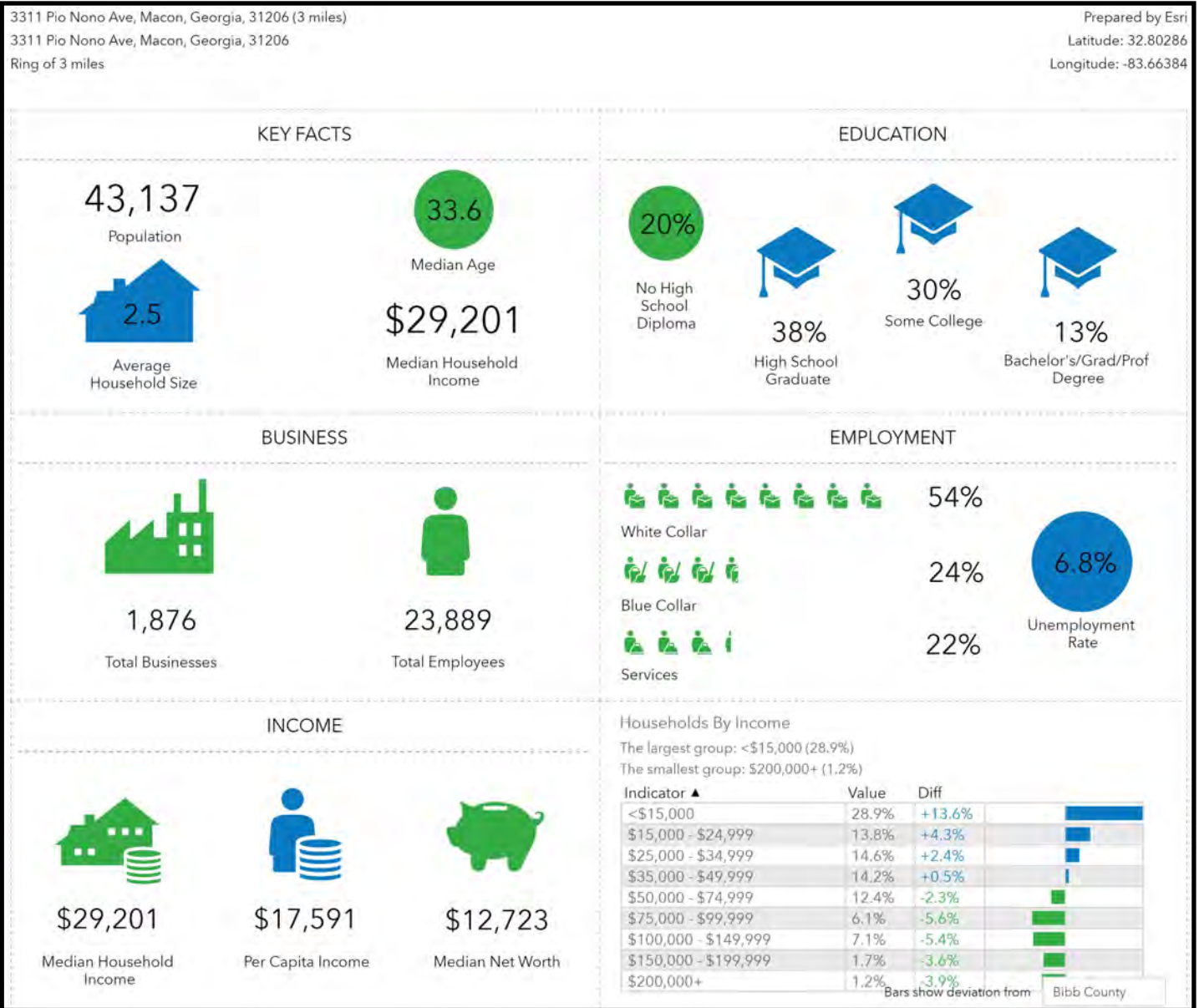
## DEMOGRAPHICS - 1 MILE



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## DEMOGRAPHICS - 3 MILE



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## DEMOGRAPHICS - 5 MILE

