

# SALE

**3.4± ACRE MULTI-FAMILY / PROFESSIONAL OFFICE SITE**  
**4162 SHERATON DRIVE - MACON, BIBB COUNTY, GA 31210**



**REDUCED SALES PRICE:**  
**~~\$370,700~~ \$353,850**

## LOCATION OVERVIEW

- Located on the south side of Sheraton Drive
- Convenient to Interstate 75 - Between Riverside Drive & Arkwright Road Exits
- Traffic Count—14,800± average daily vehicles on Arkwright Road & Riverside Drive
- Traffic Count—50,000± average daily vehicles on Interstate 75
- Neighbors: Pin Strikes Macon, Infinity of Macon, Groome Transportation, Courtyard by Marriott

## PROPERTY OVERVIEW

- 3.37± Acre Development Site
- Great location for Apartments or Professional Office Park
- One mile south of the Shoppes @ River Crossing
- 386'± Frontage on Sheraton Drive
- 498'± Frontage on Interstate 75
- Zoned R-3 - Multi-family Residential District
- Zoning allows for professional office or apartments
- All utilities available to the site.

**DEIDRA STEWART**  
**478.508.2652 Cell**  
**deidra@cbcgeorgiacom**

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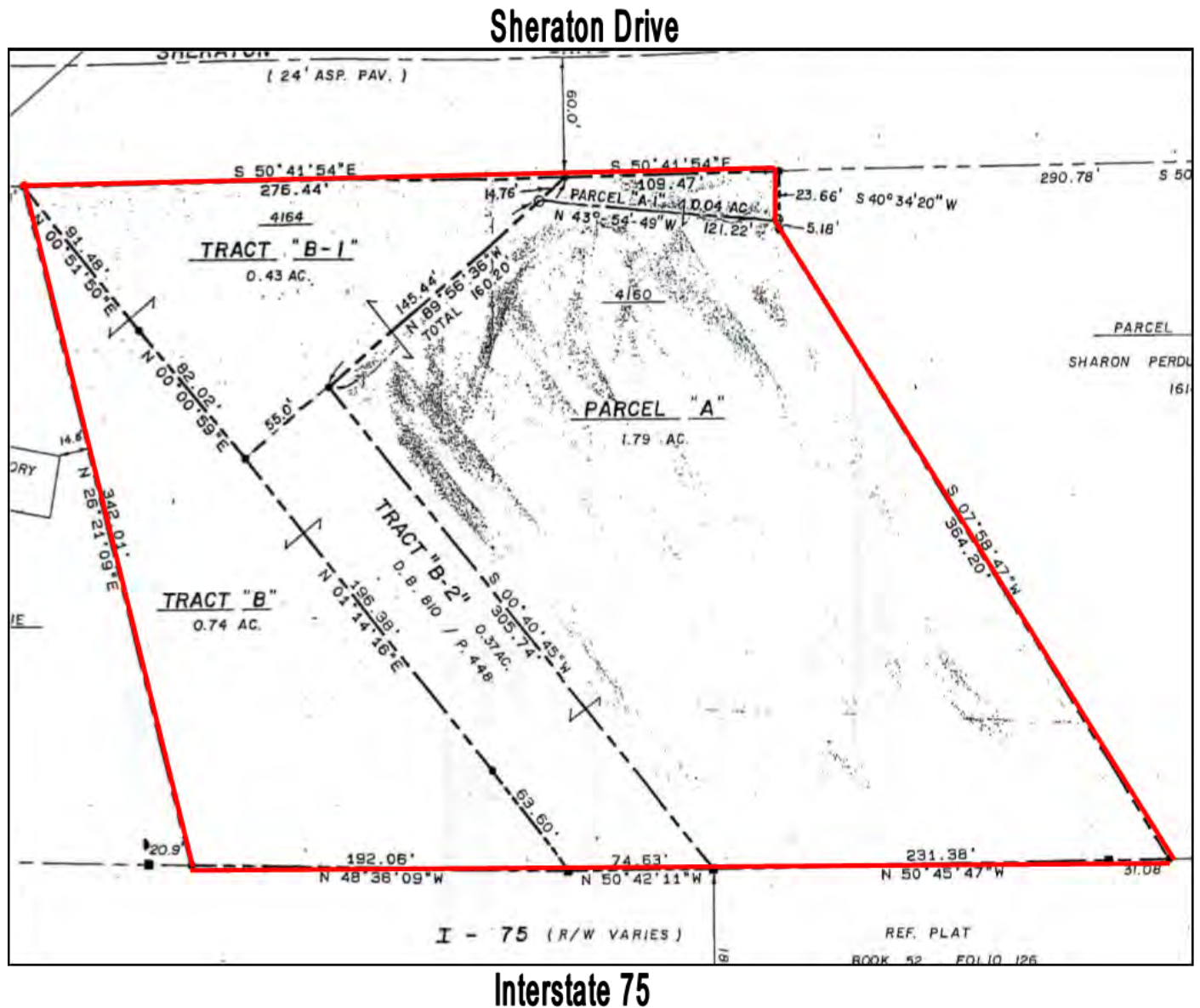


**COLDWELL BANKER**  
**COMMERCIAL**  
EBERHARDT & BARRY

Revised 11/21/25

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## PROPERTY SURVEY





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## AERIAL PARCEL MAP



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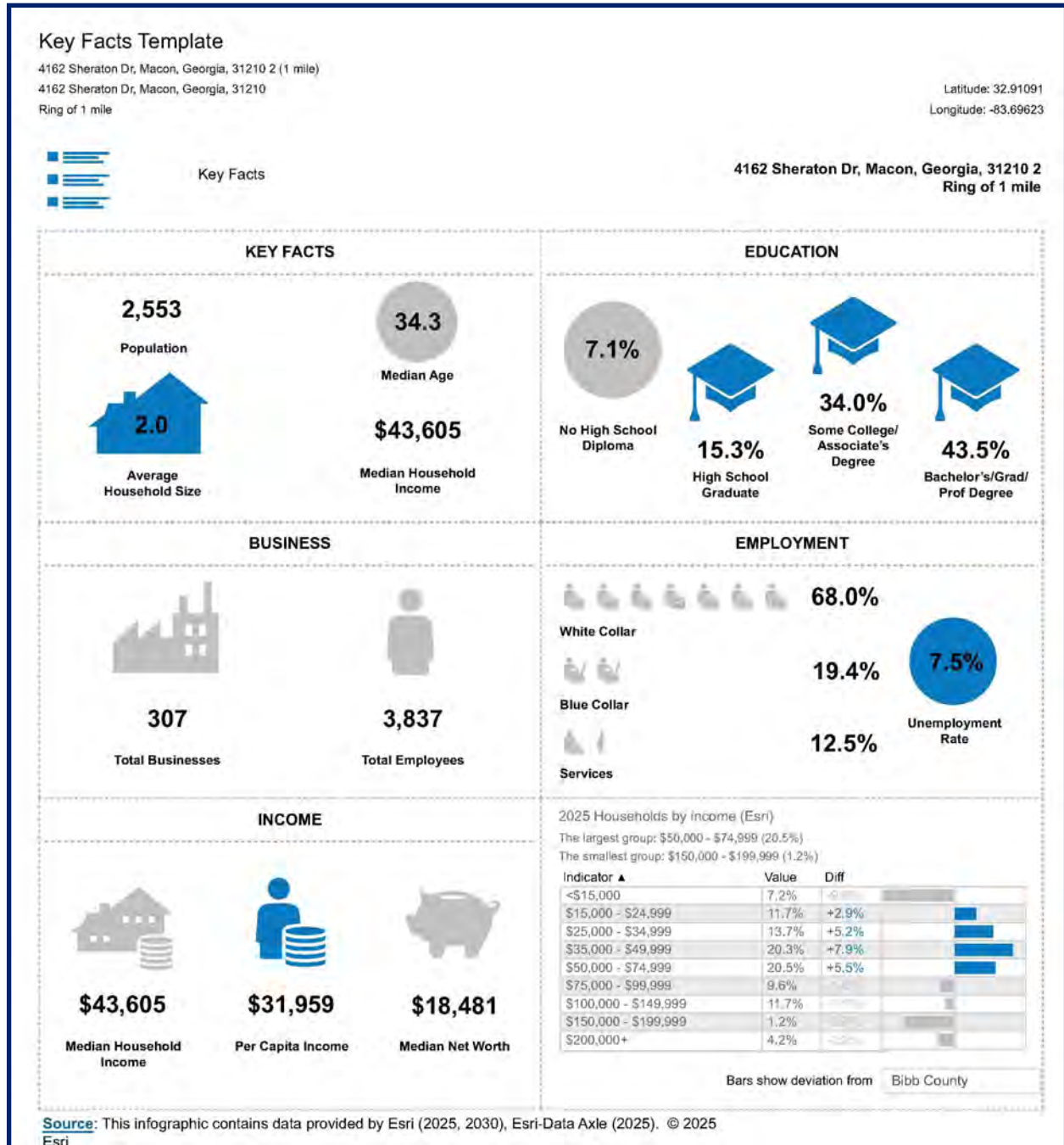
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### DEMOGRAPHICS - ONE MILE



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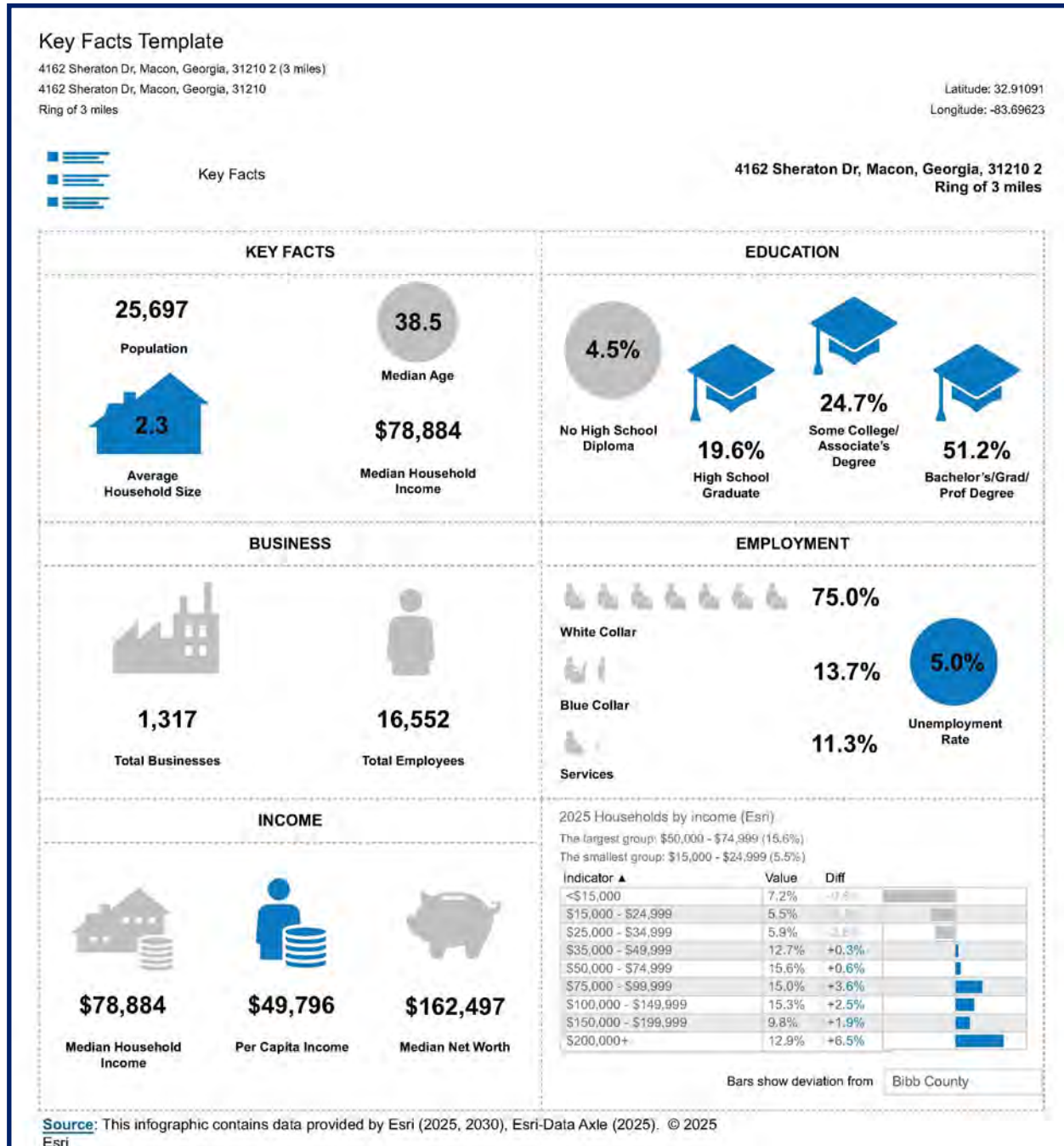
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### DEMOGRAPHICS - THREE MILE



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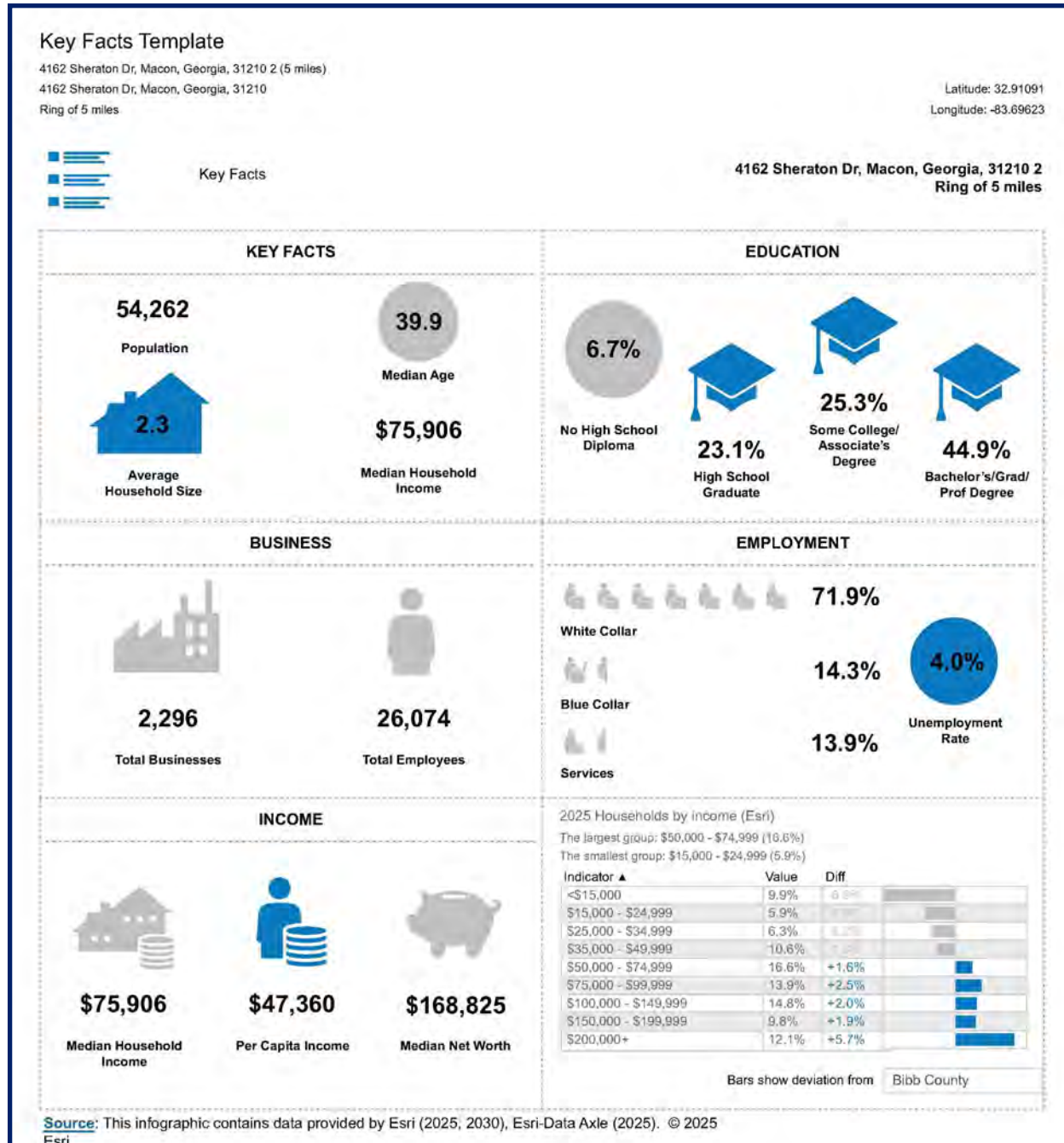
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### DEMOGRAPHICS - FIVE MILE



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