

# SALE

## COMMERCIAL RETAIL BUILDING



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

**3321 HOLLEY RD**

LIZELLA, GA

**SALES PRICE: \$650,000**



**CLAY MOORE**

SALES ASSOCIATE

cmoore@cbcgeorgia.com

Cell: (478) 508-8852

Office: (478) 746-8171

990 Riverside Drive

Macon GA 31201

**PATRICK BARRY**

ASSOCIATE BROKER

pbarry@cbcgeorgia.com

Cell: (478) 718-1806

Office: (478) 746-8171

990 Riverside Drive

Macon GA 31201

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## PROPERTY OVERVIEW:

BUILT IN 1999, THE COMMERCIAL BUILDING WAS PREVIOUSLY OPERATING AS AN ACE HARDWARE STORE. THERE IS A PARTIALLY FENCED IN AREA ON THE LEFT REAR SIDE OF THE BUILDING WITH AMPLE PARKING. TO ACCEPT LARGE DELIVERIES, THERE IS ONE 8' X 10' ROLL UP DOOR AND A MAN DOOR ON THAT SAME SIDE. THE INTERIOR IS ALL WIDE OPEN WITH AN OFFICE, STORAGE ROOM/BREAK ROOM, AND SEPARATE HIS AND HER BATHROOMS. THE SPACE CAN BE UTILIZED FOR MANY DIFFERENT COMMERCIAL PURPOSES INCLUDING RETAIL, WAREHOUSE, STORAGE, AND INDUSTRIAL FLEX SPACE. THERE IS A RECIPROCAL DRIVEWAY ACCESS EASEMENT IN PLACE FROM THE ENTRANCE OFF OF HOLLEY ROAD FOR VEHICULAR ACCESS FOR CUSTOMERS AND DELIVERY DRIVERS. PROPERTY SITS ON 4.45 ACRES.

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## OFFERING SUMMARY

|                 |                                                   |
|-----------------|---------------------------------------------------|
| Available SF:   | 8,000 ± SF Total ; 100' x 79'                     |
| Lot Size:       | 4.45± Acres                                       |
| Year Built:     | 1999                                              |
| Ceiling Height: | 25' front ceiling ; 17' rear ceiling              |
| Zoning:         | C-1                                               |
| Roll-up Door:   | 1 - 8' x 10'                                      |
| Utilities:      | All public utilities service site. 3 Phase Power. |
| Parking:        | Paved & striped                                   |
| Inventory:      | Not included                                      |

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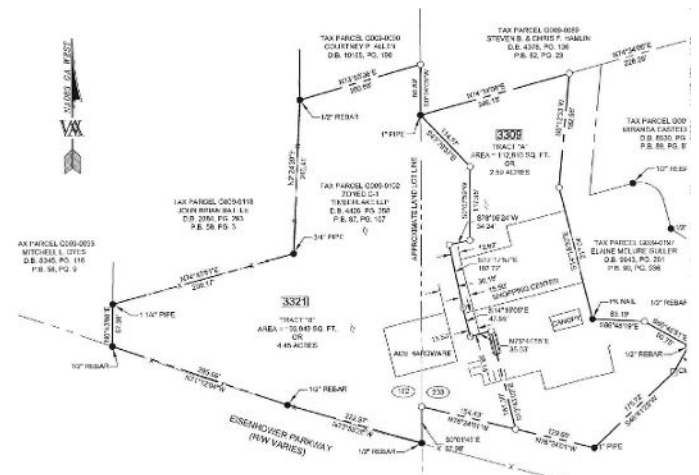
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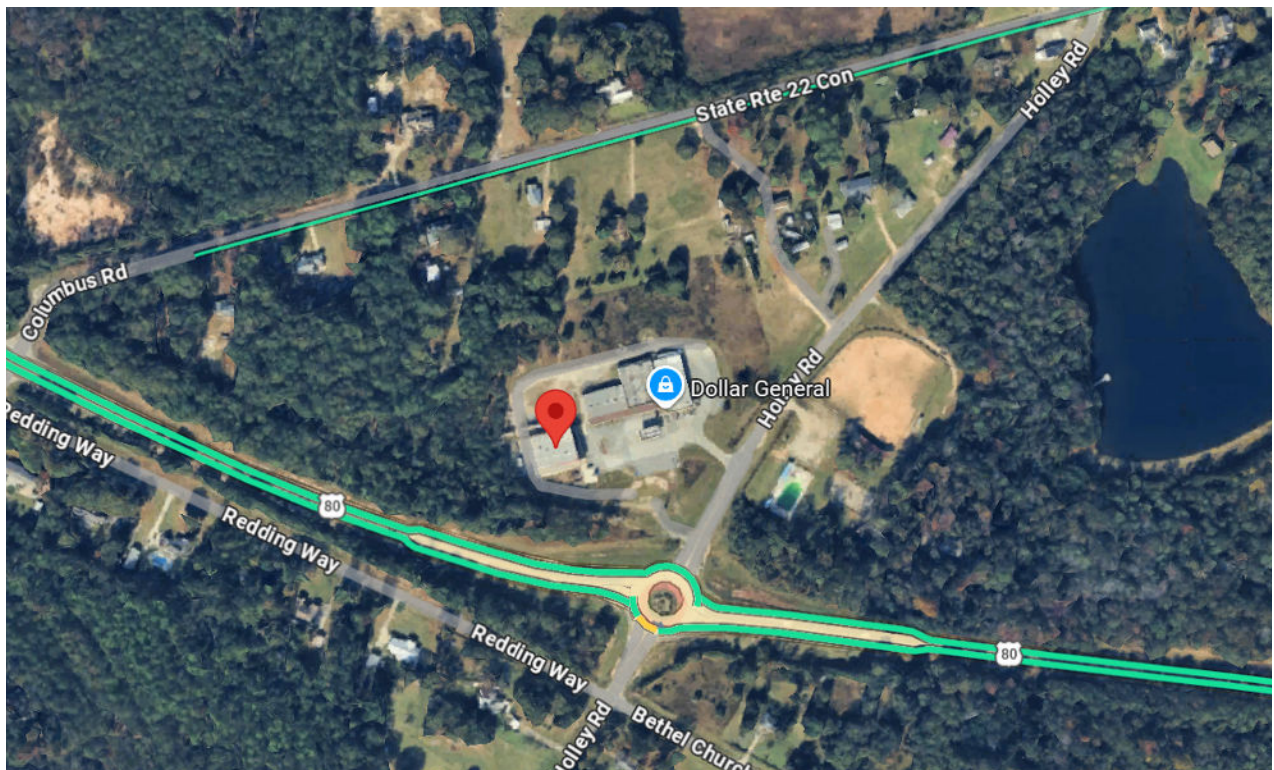
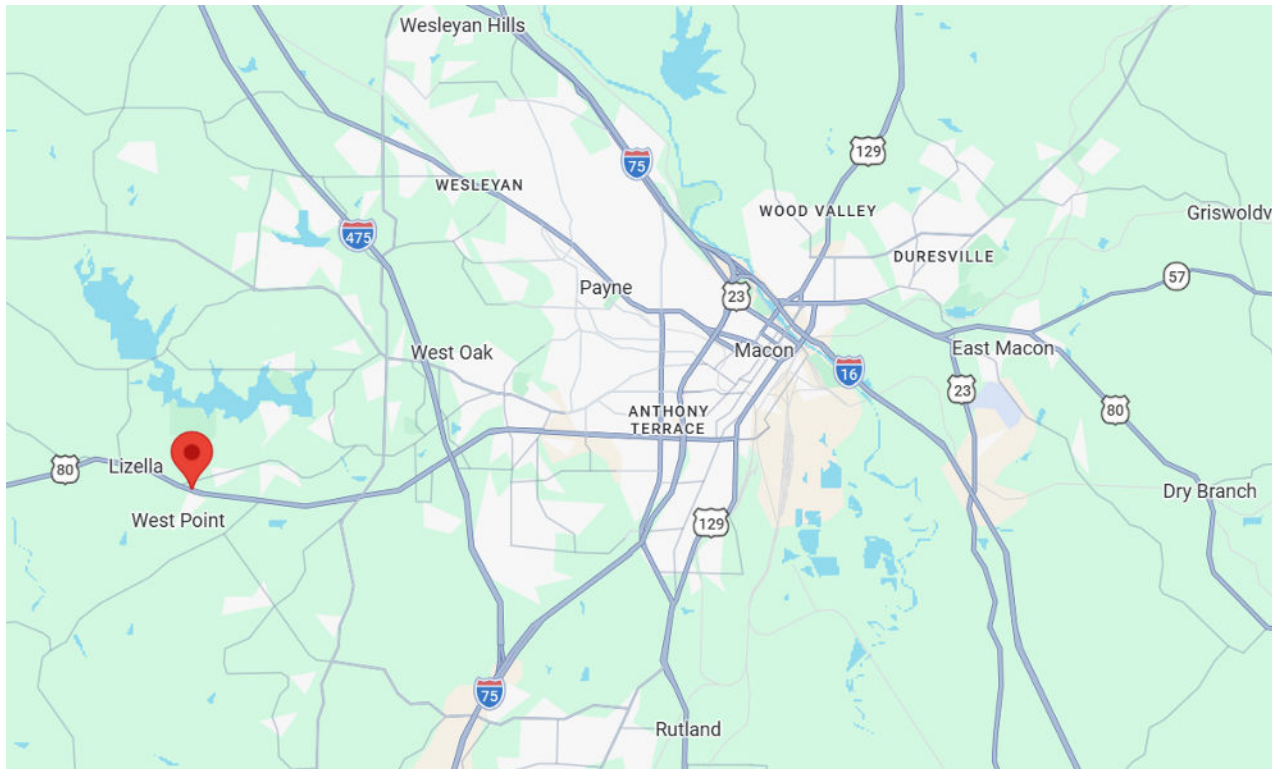
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## KEY FACTS

22,318

Population



Average  
Household Size

42.6

Median Age

\$84,786

Median Household  
Income

## BUSINESS



554

Total Businesses



6,291

Total Employees

## INCOME



\$84,786

Median Household  
Income



\$40,599

Per Capita Income



\$266,418

Median Net Worth

## EDUCATION

7%

No High  
School  
Diploma



30%

High School  
Graduate



35%

Some College



28%

Bachelor's/Grad/Prof  
Degree

## EMPLOYMENT



65%

White Collar



23%

Blue Collar



11%

Services

4.3%

Unemployment  
Rate

## 2025 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (22.1%)

The smallest group: \$25,000 - \$34,999 (6.0%)

| Indicator ▲           | Value | Diff   |  |
|-----------------------|-------|--------|--|
| <\$15,000             | 6.4%  | -10.4% |  |
| \$15,000 - \$24,999   | 7.1%  | -1.7%  |  |
| \$25,000 - \$34,999   | 6.0%  | -2.5%  |  |
| \$35,000 - \$49,999   | 10.0% | -2.4%  |  |
| \$50,000 - \$74,999   | 13.4% | -1.6%  |  |
| \$75,000 - \$99,999   | 15.5% | +4.1%  |  |
| \$100,000 - \$149,999 | 22.1% | +9.3%  |  |
| \$150,000 - \$199,999 | 11.9% | +4.0%  |  |

Bars show deviation from

Bibb County ▼

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