

SALE

COMMERCIAL RETAIL BUILDING



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

3321 HOLLEY RD

LIZELLA, GA

REDUCED SALES PRICE: \$525,000



CLAY MOORE

SALES ASSOCIATE

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Cell: (478) 508-8852

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990 Riverside Drive

Macon GA 31201

PATRICK BARRY

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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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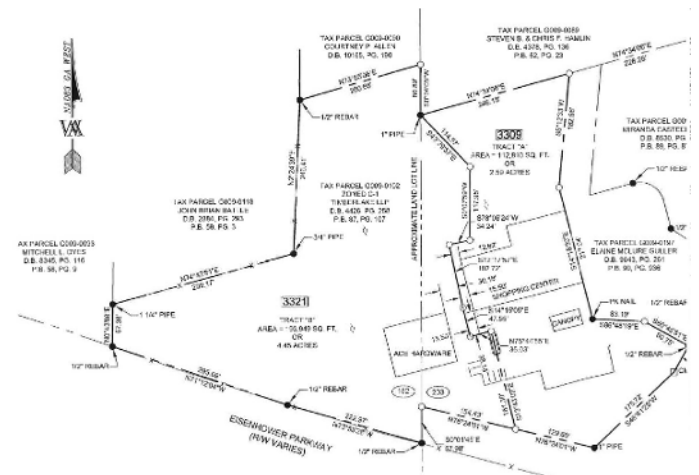
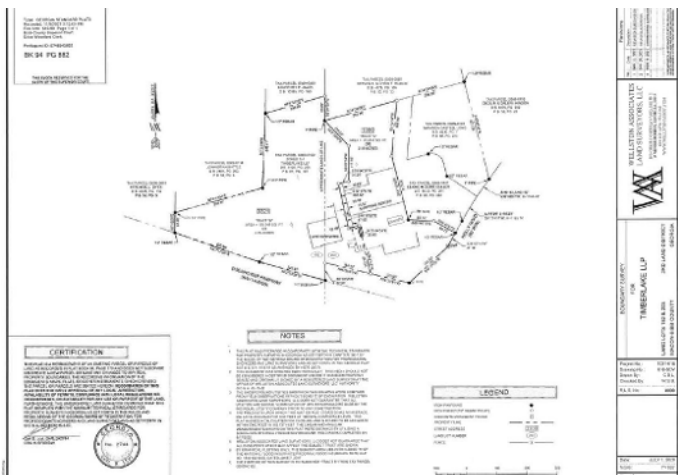
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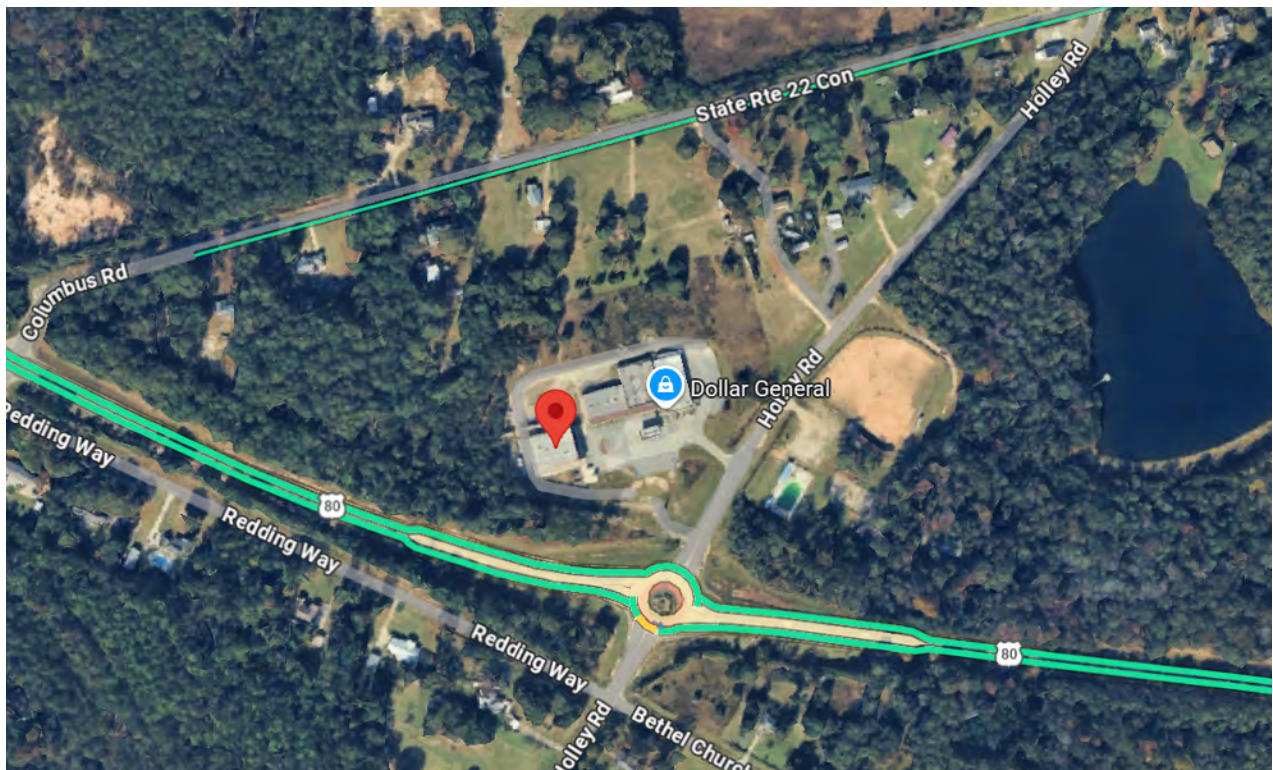
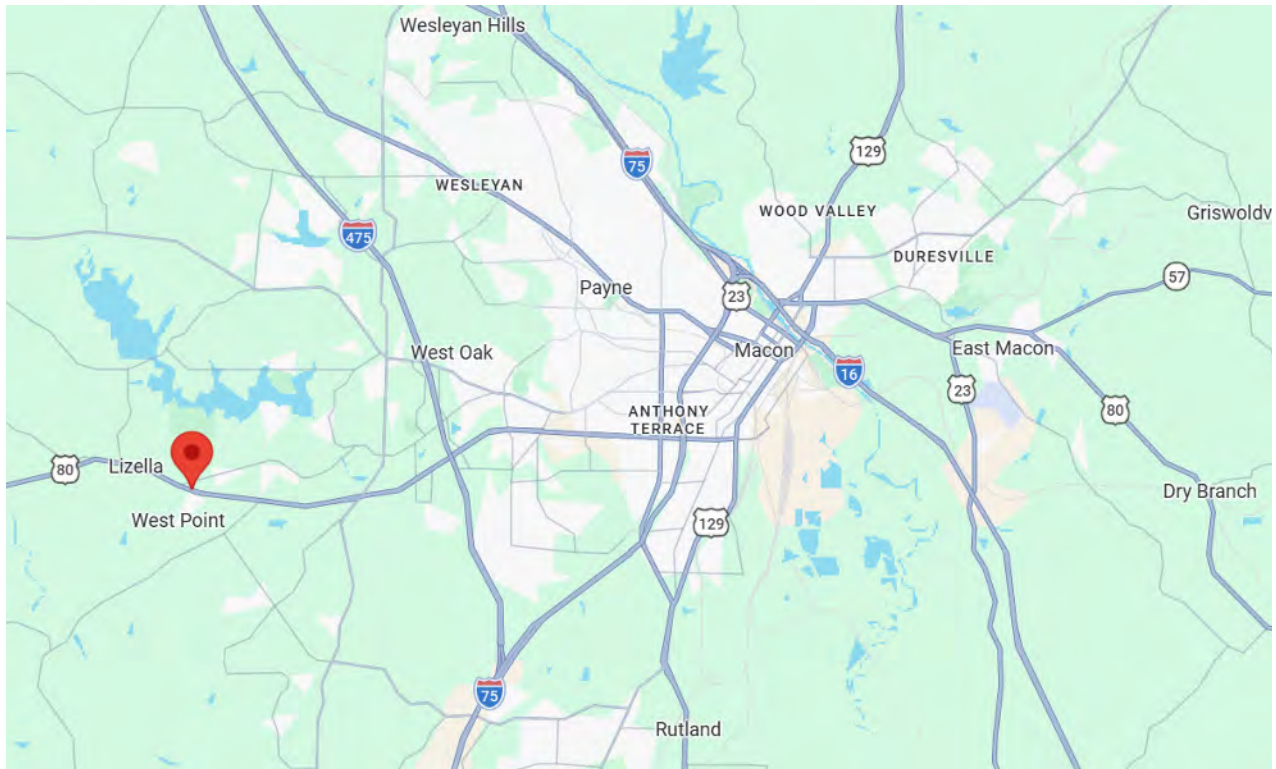
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KEY FACTS

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



White Collar

65%



Blue Collar

23%



Services

11%

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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