

CORNER LOTS FOR SALE

5421 & 5441 COLUMBUS ROAD

Macon, GA 31206



Summary

Photos

Maps

Agent Info



CONTACT

Jenny Howell, Commercial Sales & Leasing
478-746-9421 Office
786-449-8523 Cell
jenny@fickling.com

Licensed in Florida and Georgia
Also fluent in Spanish and Portuguese



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

PROPERTY INFORMATION

PROPERTY DESCRIPTION

Sale Price:	\$335,000 \$445,000
Address:	5421 & 5441 Columbus Road Macon, GA 31206
Location:	Across from Middle Georgia State University
Lot Size:	5421 Columbus Road – 1.54 AC 5441 Columbus Road – 1.25 AC
Traffic Count:	Columbus Road – 10,020 VPD Interstate 75 – 64,000 VPD
Utilities:	All Available
Frontage:	5421 Columbus Road – 247 sq ft 5441 Columbus Road – 250 sq ft
Zoned:	PDM Planned Development Mixed Use
Property Taxes:	5421 Columbus Road - \$2,217.90 5441 Columbus Road - \$1,858.58

NOTES

Outstanding location right across Middle Georgia State University and easy access to I-475.

Both lots have been graded and prepped, and all utilities are available.

The two corner lots are also in close proximity to the \$140MM investment including the brand-new Amphitheater and the world’s largest indoor pickleball court.

Nearby businesses include Middle Georgia State University, Publix, Tobesofkee Crossing Shopping Center, The Home Depot, and Tractor Supply.

Demographics 2024	3 Miles	5 Miles	10 Miles
Population	24,561	72,423	162,306
Avg HH Income	\$66,669	\$79,543	\$87,725
Median Age	34.4	35.9	37.1

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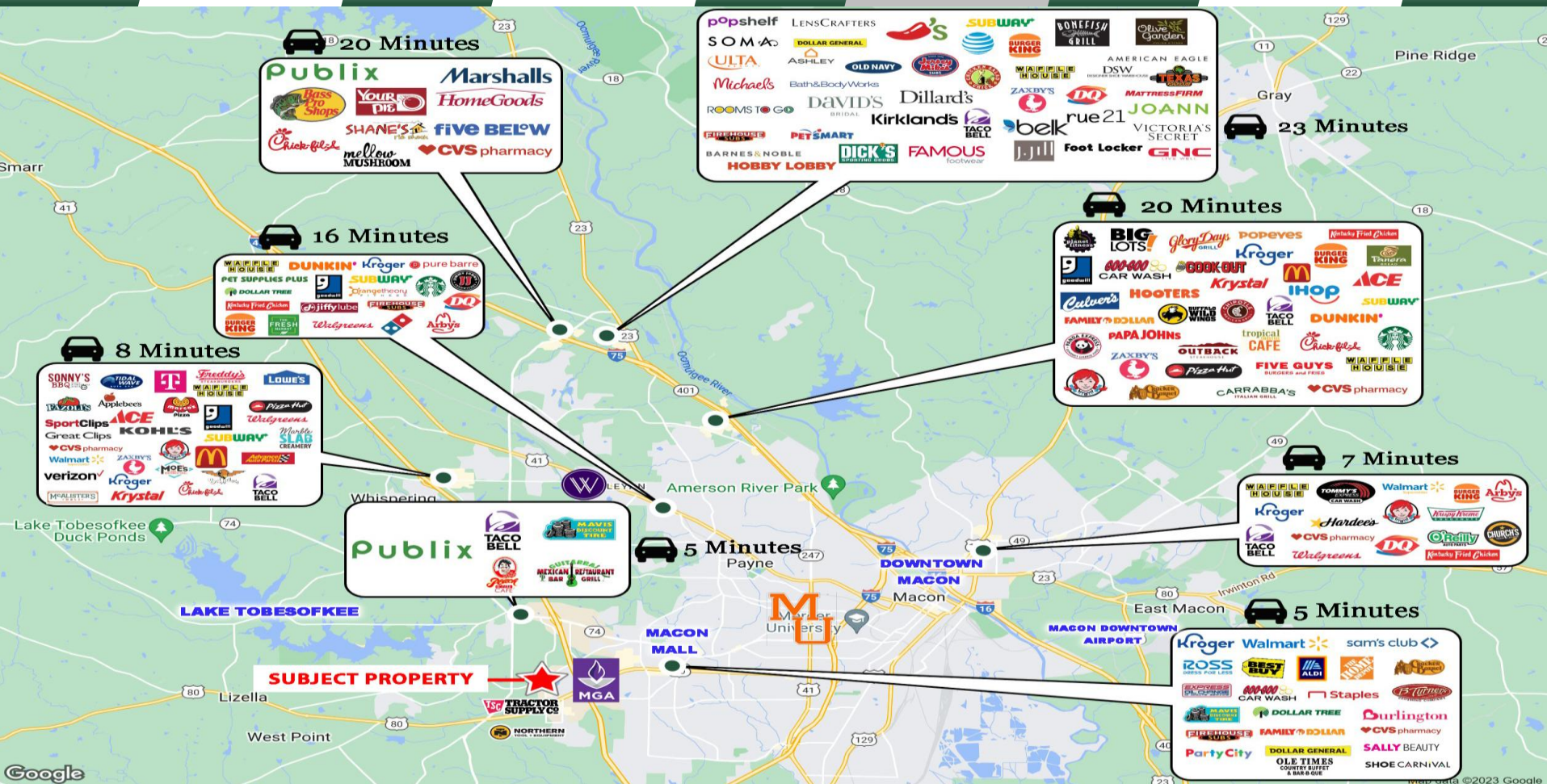


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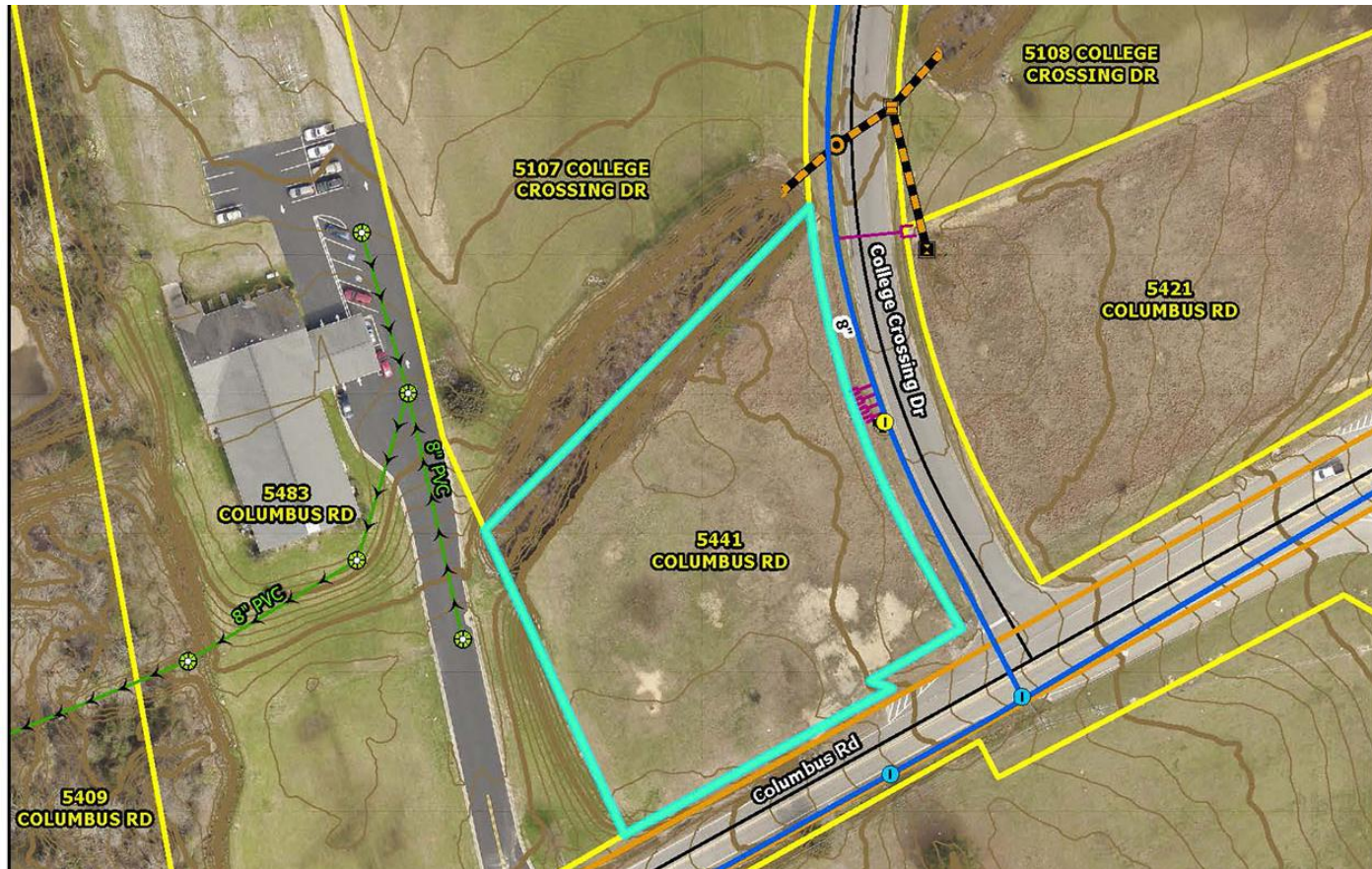
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WATER & SEWER MAP



Legend

- Water System Valve
- Water Hydrant Valve
- Water Hydrants
- Private Water Main
- MWA Water Main
- Water Lateral Lines
- Storm Catch Basins
- Storm HeadWall
- Storm Weir Structures
- Storm Yard Inlets
- Storm Gravity Mains
- Storm Ditches
- Sanitary Manholes
- MWA Gravity Main

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AGENT INFORMATION



Fickling & Company, Inc. has been setting the standards for Real Estate Services in southeastern secondary markets since its founding in 1939 as Fickling & Walker, Inc. Fickling & Company, Inc. is a full-service real estate and development firm headquartered in Macon, GA.

Fickling & Company provides professional commercial real estate consulting to both buyers and sellers, commercial property sales, and commercial property leasing and property management - all under one roof. The Company's heritage includes the development of more than one hundred subdivisions and apartment communities in Middle Georgia, as well as, the countless commercial developments throughout the Southeast.

Our licensed Commercial Sales and Leasing Agents are the experts in this industry and combined have over 100 years' experience in the commercial real estate business.

Presented by: Jenny Howell

Licensed in Florida and Georgia

Fluent in English, Spanish & Portuguese

Jenny brings over 20 years of experience in Sales & Marketing Strategy, including 17 years in Luxury Hospitality, where she led a Sales Team in a Resort that generated \$400+ Million Dollar annually.

A skillful negotiator and outstanding customer relations expert, Jenny became a multi-million-dollar producer within a few months of relocating to Georgia from Miami Beach. Her database includes over 2,500+ key business drivers and entrepreneurs from around the world.

Committed to delivering the highest level of expertise, Jenny is currently seeking the CCIM designation. Certified Commercial Investment Members (CCIM's) are the most advanced investment specialists anywhere.

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