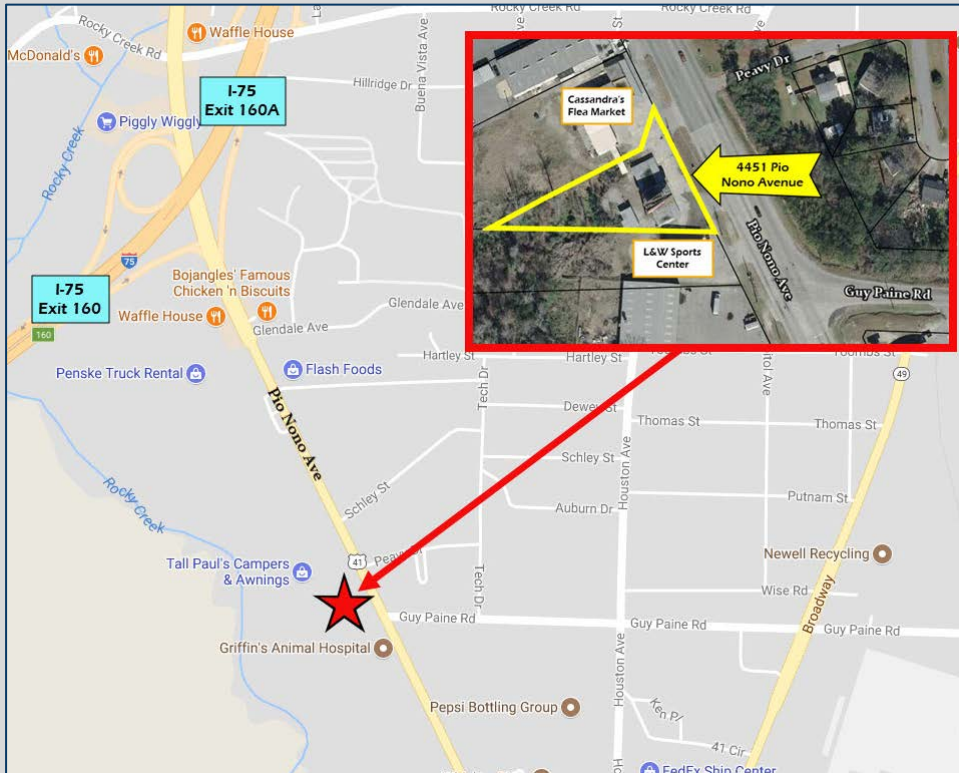


4451 Pio Nono Avenue
Macon, GA 31206
Bibb County

SALE PRICE: \$225,000
LEASE RATE: \$1,400/mo



- ±1,650 SF retail building situated on .57 acre
- Built 1951
- Approximately 220 frontage feet on Pio Nono Avenue (US Highway 41/GA 247)
- Zoned M-1 (Light Industrial)
- High traffic location approximately .5 mile from Interstate 75 (Exits 160 and 160A)
- Conveniently located between Macon and Warner Robins
- Traffic Counts (GDOT 2016 Published Data estimate):
 - Pio Nono Ave SE of I-75 – 34,100 vpd
 - I-75 N of Pio Nono Ave – 59,600 vpd
 - I-75/I-475 S of Pio Nono Ave – 84,500 vpd



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

For additional information contact: **ADAM BAILEY** | Cell (478) 733-7961 | abailey@thesummitgroupmacon.com