

PRICE REDUCED

BUSINESS RELOCATED - TURNKEY COMMERCIAL PROPERTY

IDEAL FOR AUTOMOTIVE, RETAIL, OR SERVICE BUSINESS



**3737 NAPIER AVENUE
MACON, BIBB COUNTY, GEORGIA 31204**

REDUCED SALES PRICE: ~~\$425,000~~ \$349,000

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PROPERTY OVERVIEW

Versatile, move-in-ready commercial property offering exceptional visibility and flexibility for a variety of business uses - automotive sales/service, retail showroom, repair shop, or professional office. This well-maintained site combines strong curb appeal, security storage, and modern infrastructure for immediate operation.

Building & Interior Features

- **Total Size:** 3,573± SF
- **Main Level (2,000± SF):** Open retail/showroom area with service counter potential, two restrooms, acoustical drop ceilings, VCT tile flooring, painted drywall, and LED lighting-ready fixtures, large windows provide abundant natural light and a professional presentation space
- **Lower Level:** Two (2) 10' X 15' storage rooms accessed via internal stairwell
- **Service Bays:** Two (2) roll-up/drive-in bays for easy vehicle access
- **Recent Upgrades:** Newly sealed roof, new AC/heat units, LED-capable lighting, and 9' ceiling height
- **Electrical & Security:** 3-phase, 400 amp power and alarm system

Site Amenities

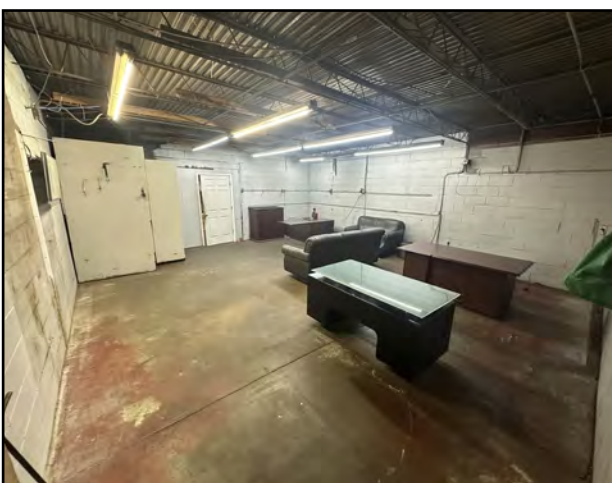
- **Outbuildings:**
 - 16' X 16' Concrete Block Building - ideal for secure storage or workshop use
 - 30' X 30' Metal Pole Barn - excellent for equipment, vehicle storage, or additional workspace
- **Lot Size:** 1.39 Acres, majority secured behind a 6' Rio Grande fence for privacy and protection
- **Parking:** 10 paved asphalt spaces + 20 gravel spaces, suitable for customer parking, inventory display, or fleet vehicles.

Zoning & Location Advantages

- **Zoning:** C-2 General Commercial
- **Visibility:** Prominent frontage along a high-traffic corridor
- **2025 Property Taxes:** \$1,409.51

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LOCATION OVERVIEW

Strategic West Macon Positioning

3737 Napier Avenue occupies a prime location along one of West Macon's most active commercial corridors. Napier Avenue serves as a key connector between downtown Macon, Eisenhower Parkway, and I-475, providing excellent visibility and accessibility for both local and regional traffic. The property benefits from consistent 12,400 average daily vehicle counts and strong exposure to commuters, residents, and nearby business patrons.

Accessibility & Connectivity

- Quick access to Eisenhower Parkway, Vineville Avenue and Interstate 475
- Approximately 10 minutes to downtown Macon
- Napier Avenue's consistent traffic volume offers excellent signage and branding opportunities for retail visibility

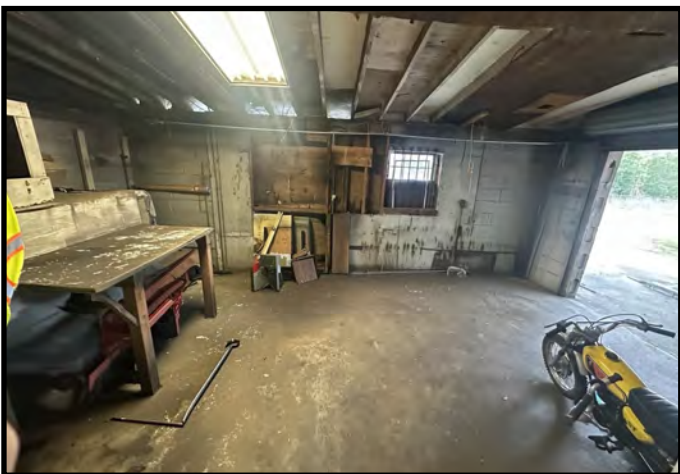
Surrounding Area & Demographics

The immediate area features a balanced mix of retail, automotive, service and residential uses, creating a steady customer base for commercial operations. Within a short radius are national and local businesses, convenience stores, restaurants, and professional offices, supporting strong cross-traffic and consumer activity. The surrounding neighborhoods include established residential communities, ensuring a reliable local customer pool.

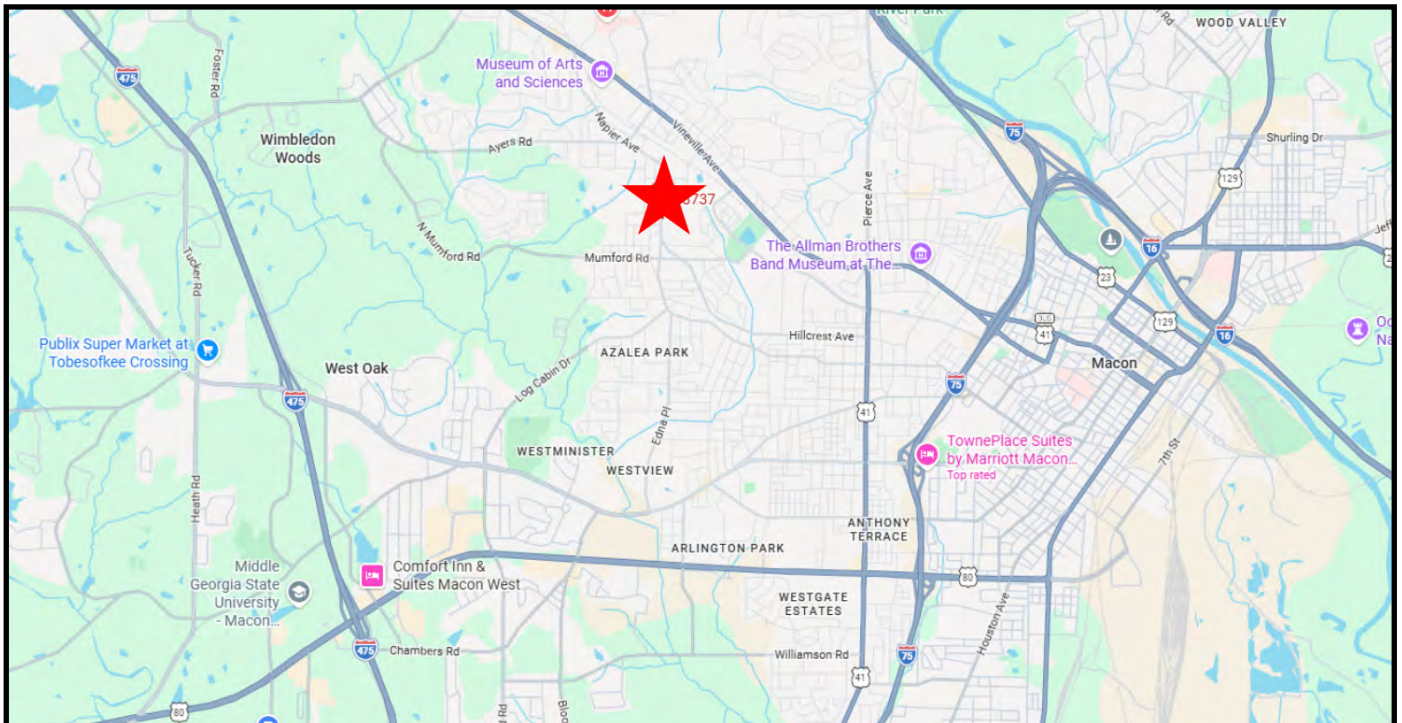


KEY ADVANTAGES

- Turnkey condition with recent upgrades and low-maintenance operation
- Flexible layout for showroom, office or service use
- Secure, fenced lot with multiple outbuildings and ample parking
- Strong visibility and accessibility
- Prominent street frontage with 12,400 average daily traffic counts
- Convenient access for customers and deliveries
- Established commercial surroundings with complementary businesses
- Affordable property taxes and favorable zoning flexibility
- Growing West Macon trade area with long-term development potential
- Visible, accessible, and versatile location ideal for retail operations seeking a strong presence in the Macon market



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