

COMMERCIAL LAND FOR SALE

3758 MERCER UNIVERSITY DRIVE
MACON, GA 31204
BIBB COUNTY

8 PARCELS TOTALING
±3.27 ACRES

ASKING PRICE:
\$495,000



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PROPERTY INFORMATION

- ±3.27 acres of commercial land
- Zoned C-4/R-1
- Water and sewer available
- Excellent retail potential for convenience, restaurant, service, or freestanding commercial uses
- Prominent corner location at Mercer University Drive and Atwood Drive
- Strong visibility and exposure along a well-established commercial corridor
- Easy access to Interstate 75 (Exit 162), Interstate 475 (Exit 3), and Eisenhower Parkway



**3785 MERCER UNIVERSITY DRIVE
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DEMOGRAPHICS & TRAFFIC COUNTS

Traffic Counts (GDOT 2024 Estimates)
Mercer University Dr – 24,500 VPD
Eisenhower Parkway – 19,500 VPD

3758 Mercer University Drive - Macon, GA

POPULATION	1 MILE	3 MILE	5 MILE
2026 POPULATION	5,853	46,964	92,398
2031 ESTIMATED POPULATION	5,770	46,537	92,151
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2026 HOUSEHOLDS	2,361	18,472	37,087
2031 HOUSEHOLD ESTIMATES	2,350	18,453	37,324
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2026 HH INCOME	\$40,573	\$58,842	\$78,850
2031 HH INCOME ESTIMATE	\$44,991	\$68,746	\$92,437

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



\$58,842



46,964



18,472



7.0%



17,448

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