

# Office Building Lot Available

## 3964 Elnora Drive

### Macon, GA 31210



- Office building lot behind an existing medical building
- Approximately 1 acre
- Located adjacent to North Crest Office Park at the corner of Elnora Dr and North Crest Blvd. intersection.
- Convenient Location
- Zoned C-2
- All utilities available
- Nearby businesses include:

- Wellness Center of Central GA
- Fertility Institute
- Northern Macon Dental Associates
- Family Behavioral Care of Central GA
- Payroll Solutions
- Rahul K. Vangala, M.D.

**Sale List Price:**  
**\$295,000/Acre**



#### 2007 DEMOGRAPHICS

|                          | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------------|----------|----------|----------|
| <b>Population</b>        | 3,623    | 24,889   | 55,973   |
| <b>Median Age</b>        | 33.6     | 39.2     | 38.5     |
| <b>Average HH Income</b> | \$62,678 | \$91,449 | \$79,662 |



CONTACT:  
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**Or Donnie Laurens**  
 478-746-9421

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[www.fickling.com](http://www.fickling.com)

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