

FOR SALE

3420 Mercer University Drive
Macon, Georgia 31204

RESTAURANT RELOCATING



- ◆ Fully equipped restaurant building
- ◆ 3800 sq ft
- ◆ Seating capacity: 99
- ◆ Drive-thru pickup window
- ◆ .72 +/- acre lot
- ◆ Located on Mercer University Drive at the corner of 1.4 million sq ft Macon Mall entrance with traffic light
- ◆ Built in 1999
- ◆ Traffic Counts:

Mercer University Dr.– 35,400

Sale Price: \$975,000

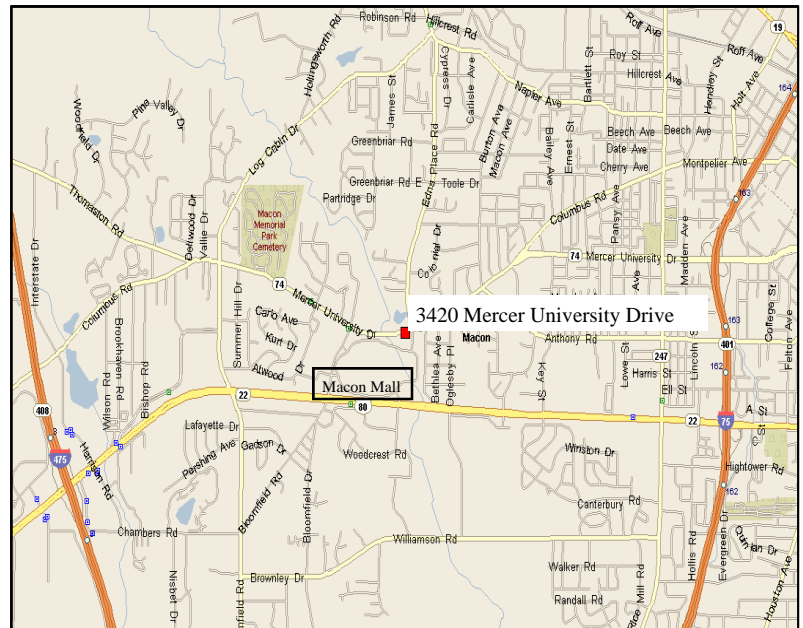
Demographics	1 Miles	3 Miles	5 Miles
Population	6,319	60,257	93,875
Median Age	34.0	33.5	35.4
Average HH Income	\$33,041	\$37,688	\$45,497

Nearby businesses include:

Three shopping centers totaling 1.7 million sq ft including Macon Mall; other businesses are Popeye's, Chuck E Cheese's, Chick-fil-a, Precision Tune Auto Care, Advance Auto, Flash Foods, Enmark Gas, and Dental Care Center.

Highlights:

Subject property currently operated as a Steak'N Shake restaurant which has plans to relocate. It offers an excellent restaurant opportunity.



CONTACT:

John Strohofer/

Larry E. Crumbley, CPM, CCIM, SIOR, CRE
478-746-9421

To view additional properties, please visit:

www.lcrumbley.com

See detailed property information on

Commercial Division

577 Mulberry Street
P.O. Box 310
Macon, GA 31202
(478) 746-9421
(478) 742-2015 FAX

www.fickling.com



A Full Service Real Estate Company

FOR SALE
3420 Mercer University Drive
Macon, Georgia 31204

RESTAURANT RELOCATING

