

Retail/Showroom Space  
1900 Shurling Drive  
Macon, Georgia

**Price Reduced**  
**Owner Motivated**



~~Lease Rate: \$2.50 psf NNN~~  
**Reduced Rate: \$2,900/mo NNN (\$1.61 psf)**  
~~Sale Price: \$525,000~~  
**Reduced Price: \$350,000 (\$16.20 psf)**



- ◆ 21,600 sf which includes 5,000 sf storage in rear and 14,000 sf showroom plus 2,400 sf lower level entrance off Treadway Dr.
- ◆ 1.17 Acres
- ◆ Front and Side Parking
- ◆ Dock high loading in rear
- ◆ Sprinklered
- ◆ Built in 1970
- ◆ Located at the corner of Treadway Drive and across the street from Shurlington Plaza
- ◆ Traffic count: 24,000 vpd
- ◆ Est. Taxes: \$7,000/year
- ◆ Est. Insurance: \$1,200/year



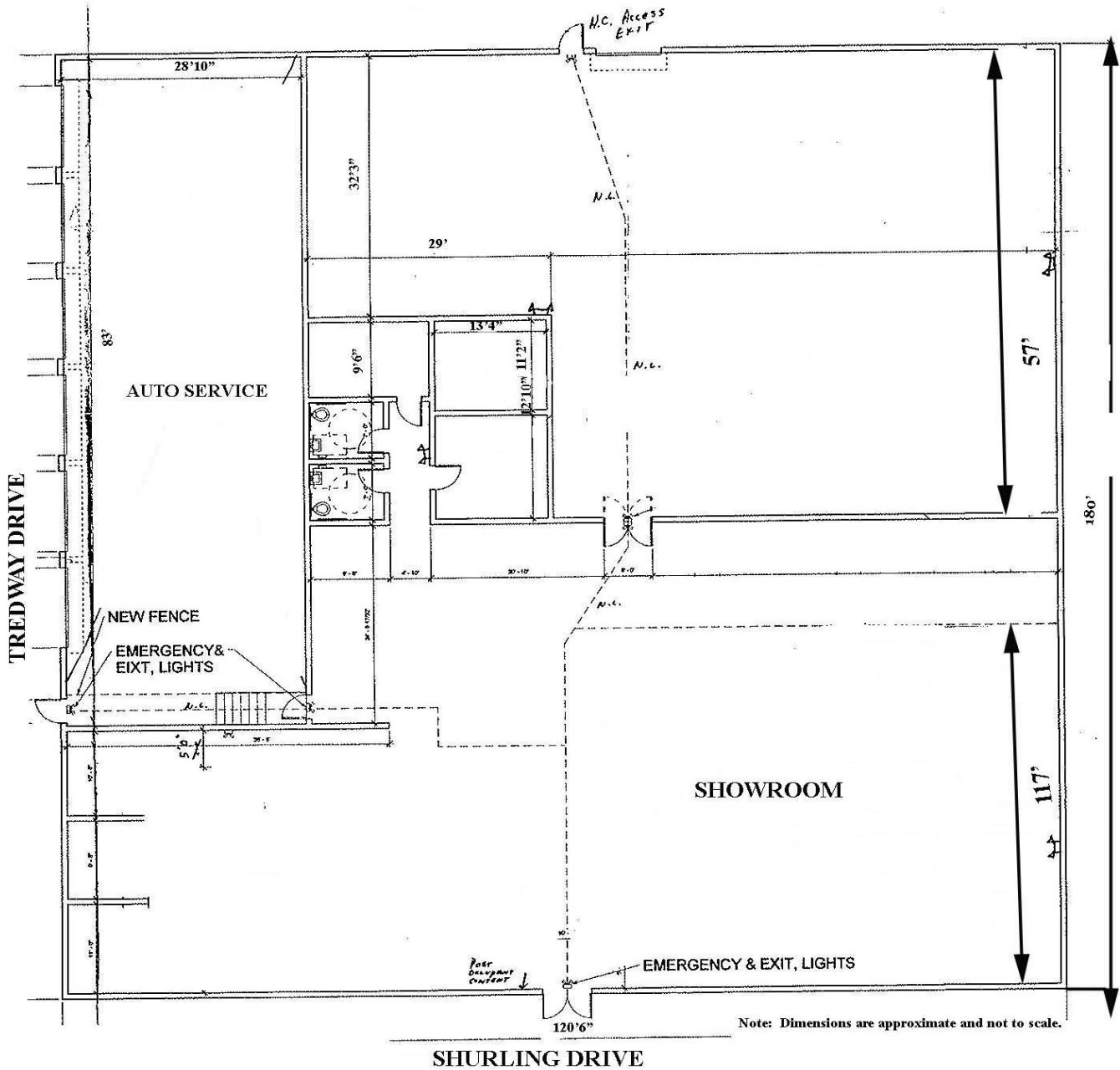
**Larry E. Crumbley, CCIM, CPM, SIOR, CRE 478-746-9421**  
To view additional properties, please visit: [www.lcrumbley.com](http://www.lcrumbley.com)  
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