

AVAILABLE FOR SALE

PIO NONO AVENUE SHOPPING CENTER

2429 - 2475 PIO NONO AVENUE, MACON, GA 31206



1 MILE

Population	7,554
Avg. HH Income	\$26,462
Households	2,932

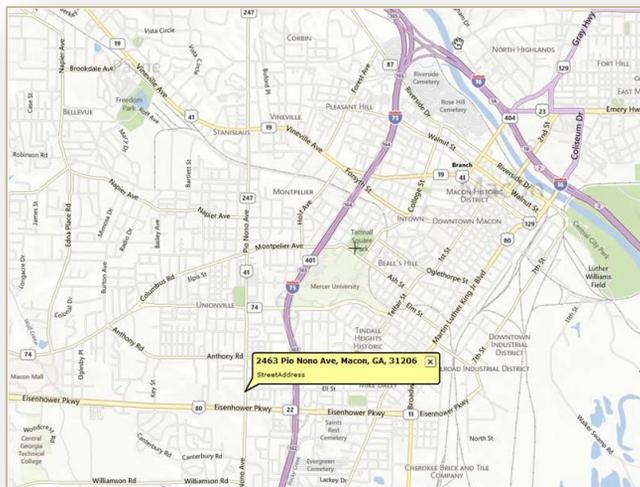
3 MILE

Population	53,468
Avg. HH Inc.	\$32,429
Households	20,476

5 MILE

Population	89,122
Avg. HH Inc.	\$40,539
Households	34,545

AREA MAP



DETAILS

- FOR SALE: **\$1,250,000**
- 57,920 SF Retail Center on Busy Corner
- Property Includes Lease Opportunities:
 - 2,400 SF Free Standing Building @ \$10/SF
 - 27,000 SF Anchor Suite @ \$5/SF
- 12% Cash on Cash Return As-Is
- Up to 32% Cash on Cash Return when Leased
- Potential 30%+ IRR in 3 years
- Established Retail Perimeter

CONTACT INFORMATION

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