

Land Lots for Sale - 1.39 AC Total

504, 536, 544, 552 Church Street
Macon, GA 31217



Summary

Area Info

Aerial



CONTACT

Jenny Howell, Commercial Sales & Leasing
478-746-9421 Office
786-449-8523 Cell
jenny@fickling.com

Licensed in Florida and Georgia
Also fluent in Spanish and Portuguese



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

Land Lots for Sale - 1.39 AC Total
504, 536, 544, 552 Church Street
Macon, GA 31217



Summary

Area Info

Aerial

PROPERTY INFORMATION

PROPERTY HIGHLIGHTS

Land for development in prime growing area, now for sale! Some permitted uses are: duplex dwelling or live-work (residential over commercial) dwelling, single-family, townhome, multifamily, adult day care, independent living facility, grocery or neighborhood market, hotel or motel, & office. To review permitted and conditional uses, please follow this link:

[Chapter 4B - USE REGULATIONS | Comprehensive Land Development Resolution | Macon-Bibb County, GA | Municode Library](#)

LOCATION HIGHLIGHTS

Located near highly-trafficked I-16, Gray Highway, and Emery Highway. Minutes from downtown Macon, Ocmulgee Mounds National Historic Park, and many retail, restaurant, medical, and office establishments. Neighboring businesses include Piedmont Hospital, Skin Care Physicians of Georgia, New Fellowship Baptist Church, Regency Hospital, Macon Rehabilitation and Healthcare Center, United House of Prayer, Sign City, and many more.

SALE PRICE: \$265,000.00

CONTACT

Jenny Howell, Commercial Sales & Leasing
478-746-9421 Office
786-449-8523 Cell
jenny@fickling.com

Licensed in Florida and Georgia
Also fluent in Spanish and Portuguese



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

PROPERTY INFORMATION

PROPERTY

Property Address: 504, 536, 544, 552 Church Street
Macon, GA 31217

Utilities: All available

Traffic Count: 19,900 VPD - Emery Hwy
20,700 VPD - Coliseum Dr
51,900 VPD - I-16
44,100 VPD - Gray Hwy
10,300 VPD - 2nd St

Site Size: 504 Church Street - 0.71 AC
536 Church Street - 0.28 AC
544 Church Street - 0.21 AC
552 Church Street - 0.19 AC

Taxes: \$795.94 (2024 est.)

Topography: Level, 1 (one) 1,300 SF structure

SITE

Parcel ID: R072-0488, R072-0825, R072-0489, R072-0490

County: Bibb

Zoning: 504 Church Street - C-2
536, 544, 552 Church Street - R-2

Frontage: 165'± - Fellowship Drive
326'± - Church Street

Demographics 2025	3 Miles	5 Miles	10 Miles
Population	33,601	74,739	160,624
Avg HH Income	\$56,169	\$61,845	\$82,719
Median Age	34.5	35.4	36.4

CONTACT

Jenny Howell, Commercial Sales & Leasing
478-746-9421 Office
786-449-8523 Cell
jenny@fickling.com

Licensed in Florida and Georgia
Also fluent in Spanish and Portuguese



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

Land Lots for Sale - 1.39 AC Total

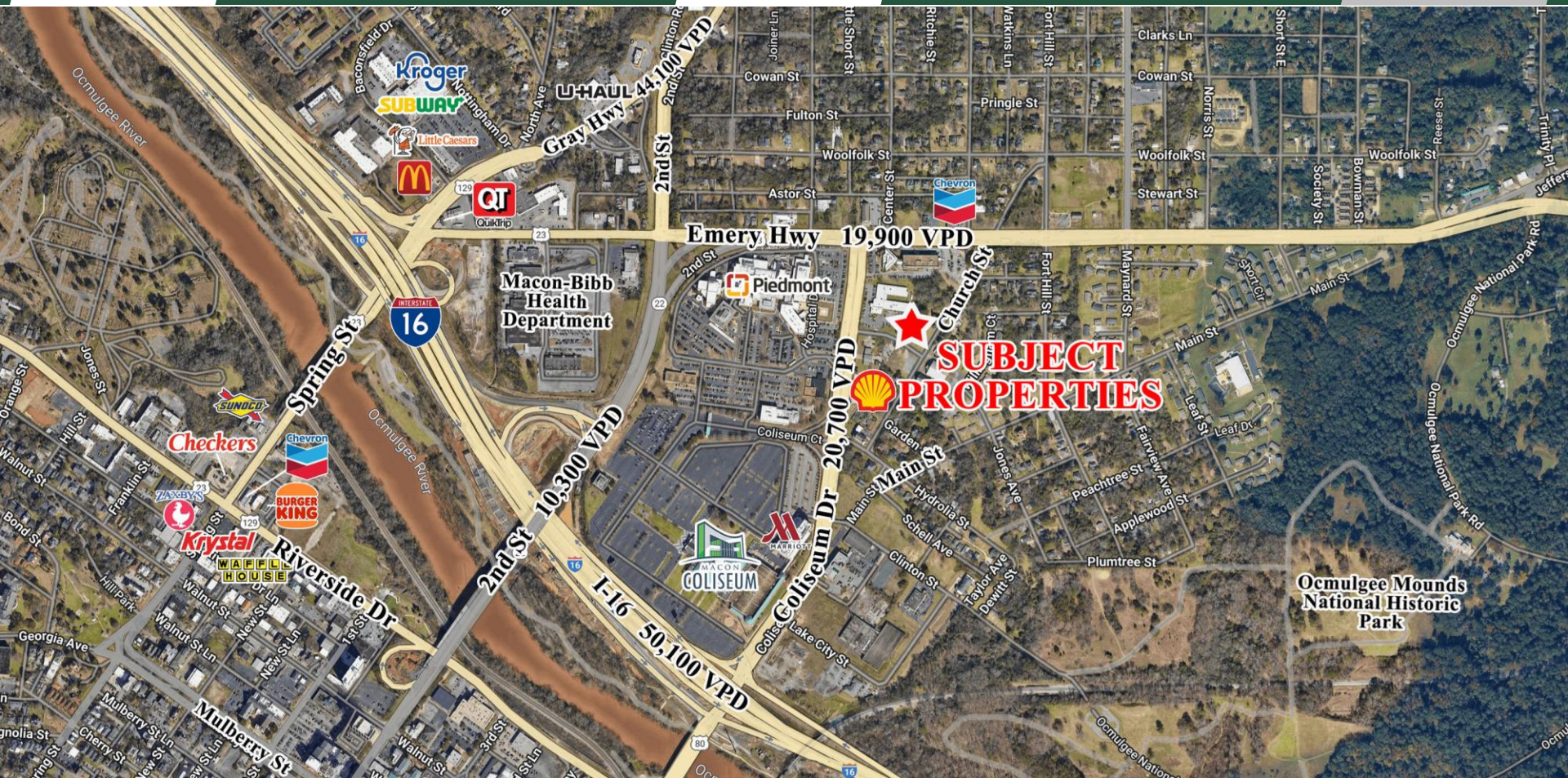
504, 536, 544, 552 Church Street
Macon, GA 31217



Summary

Area Info

Aerial



CONTACT

Jenny Howell, Commercial Sales & Leasing
478-746-9421 Office
786-449-8523 Cell
jenny@fickling.com

Licensed in Florida and Georgia
Also fluent in Spanish and Portuguese



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>