

# 0.89 Acre Mixed-Use Development Site Off I-75: Retail, Office, Service, & Medical Opportunity 1500 & 1502 Hardeman Avenue, Macon, GA 31201



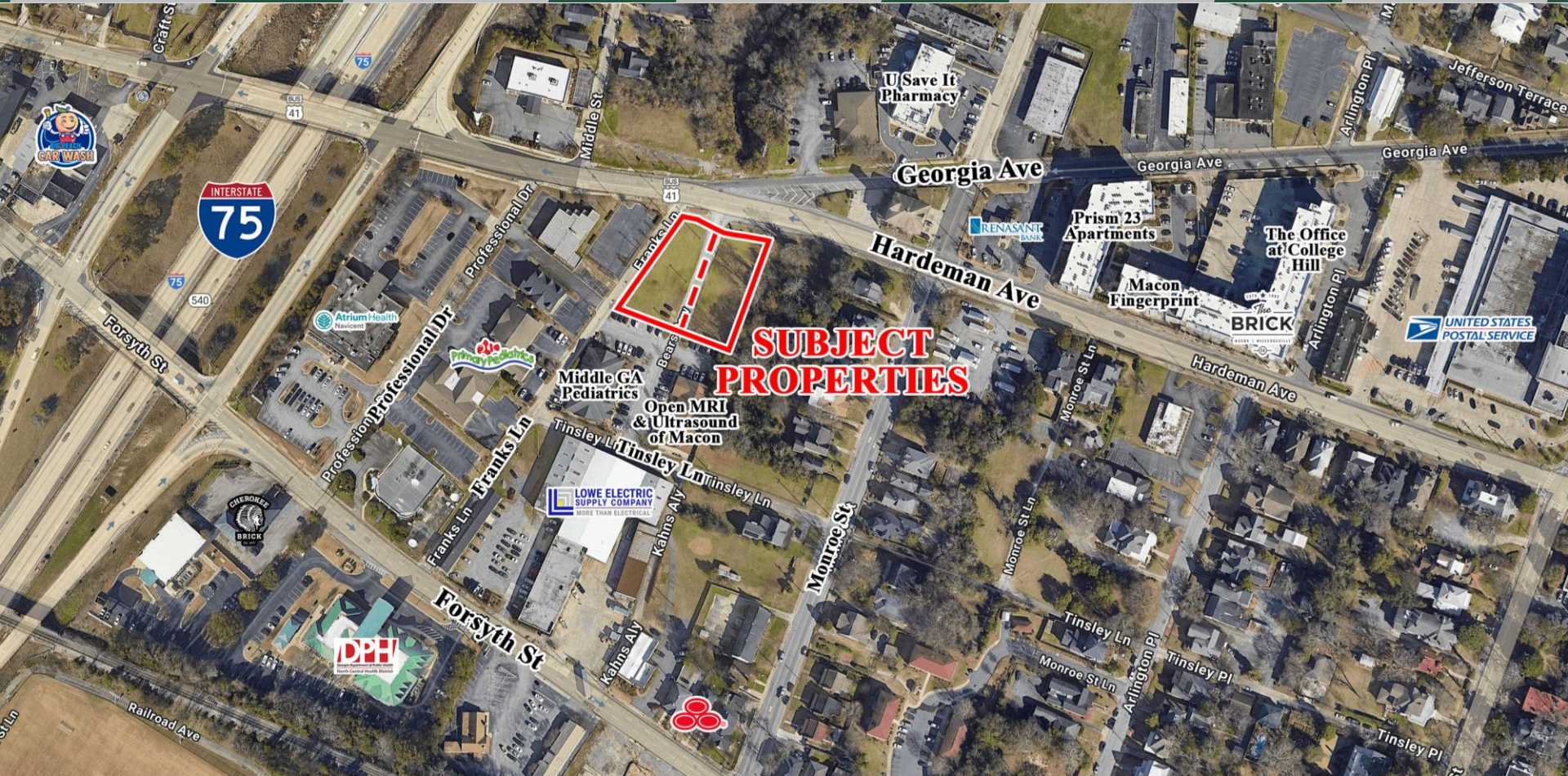
Summary

Area Info

Macon Info

Aerial

Agent Info



## CONTACT

**Jenny Howell, Commercial Sales & Leasing**  
478-746-9421 Office  
786-449-8523 Cell  
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Licensed in Florida and Georgia  
Also fluent in Spanish and Portuguese



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## PROPERTY INFORMATION

### PROPERTY & LOCATION INFORMATION

Ideal for neighborhood convenience retail and services, office, municipal/government, or medical use, with on-site parking. Two contiguous lots totaling  $\pm 0.89$  acres located just off I-75 on high-traffic Hardeman Avenue. Positioned between Franks Lane and Monroe Street, with Bears Row driveway bisecting the site for internal access. Lots are cleared, level, and development-ready. Located near highly trafficked I-75 and minutes from downtown Macon.

Neighboring businesses include Primary Pediatrics, Lowe Electric Supply Co., Macon/Bibb County Health Department, Cherokee Brick, U Save It Pharmacy, Heart of Georgia Rheumatology, and many other retail, restaurant, medical, and office establishments.

### HIGHLIGHTS

- $\pm 0.89$  AC (0.46 + 0.43 AC)
- Excellent visibility & accessibility
- Cleared and leveled site
- High traffic counts and proximity to I-75
- Zoned Commercial
- 0.8 miles from Mercer University
- Within 3 miles of three major medical centers: Atrium Health Navicent, Regency Hospital, and Piedmont Macon

**REDUCED PRICE: \$295,000.00 | ~~SALE PRICE: \$300,000.00~~**

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PROPERTY	
<b>Property Address:</b>	1500, 1502 Hardeman Avenue Macon, GA 31201
<b>Utilities:</b>	All available
<b>Traffic Count:</b>	I-75 - 82,900 VPD Hardeman Avenue - 11,900 VPD
<b>Site Size:</b>	1500 Hardeman Avenue - 0.46 AC 1502 Hardeman Avenue - 0.43 AC Total Size - ±0.89 AC
<b>Taxes:</b>	\$2,788.53 (2025 est.)
<b>Frontage:</b>	160'± - Hardeman Avenue
<b>Depth:</b>	204'± - Franks Lane

SITE	
<b>Parcel ID:</b>	Q073-0657, Q073-0658
<b>County:</b>	Bibb
<b>Zoning:</b>	C-2
<b>Topography:</b>	Clear, level

Demographics 2025	3 Miles	5 Miles	10 Miles
Population	46,597	89,336	168,643
Avg HH Income	\$57,718	\$67,148	\$84,912
Median Age	34.7	34.7	36.8

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## WATER & SEWER MAP



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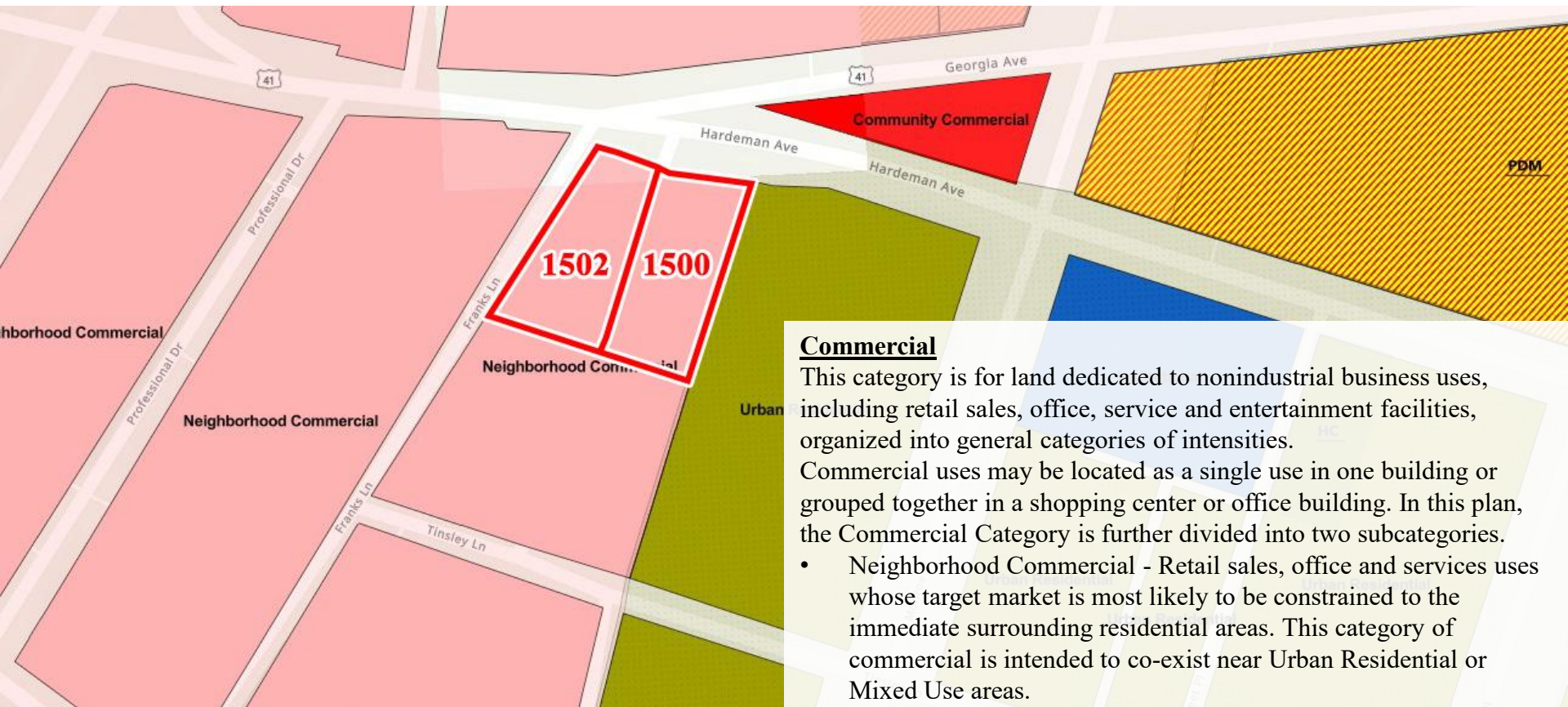
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## FUTURE LAND USE MAP



### Commercial

This category is for land dedicated to nonindustrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities.

Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. In this plan, the Commercial Category is further divided into two subcategories.

- Neighborhood Commercial - Retail sales, office and services uses whose target market is most likely to be constrained to the immediate surrounding residential areas. This category of commercial is intended to co-exist near Urban Residential or Mixed Use areas.

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With **\$1B+ in private investment**, thousands of jobs in the pipeline, and a surge in tourism and downtown revitalization, Macon is positioned for strong residential, commercial, and mixed-use demand.



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## MARKET MOMENTUM IN MACON

### Regional Growth Drivers

#### Middle Georgia Regional Airport Expansion

Macon-Bibb is investing more than **\$22 million** in upgrades, including a **\$13.4M “guitar-shaped” terminal**, runway extension, and hangar improvements. New leases with **Embraer Aircraft Maintenance Services** are expected to bring up to **300 aviation jobs**.

[Construction Equipment Guide](#)

[Macon Newsroom](#)

#### Ocmulgee Mounds National Park & Preserve

The Ocmulgee Mounds Historic Park is on track to become **Georgia’s first National Park & Preserve**, projected to generate **\$230M in annual regional economic impact**. Macon-Bibb recently added **\$2.1M in new land acquisitions** to expand the Heritage Trail.

[41NBC](#)

[13WMAZ](#)

#### Downtown & Riverfront Redevelopment

Macon-Bibb has issued an **RFQ for a hotel + convention center** downtown.

Mercer University continues to expand its medical and downtown footprint, supported by a **\$5M Knight Foundation grant**.

New residential and mixed-use projects, including a **\$33M apartment + parking development**, are underway.

[41NBC](#)

[Macon Newsroom](#)

[Macon Telegraph](#)

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## ECONOMIC DRIVERS & JOB GROWTH

### Major Employers Expanding in Macon-Bibb

#### First Quality Enterprises

\$418 million expansion of Macon facility, creating **600 new jobs** in advanced manufacturing.

[MBCIA Report](#)

#### Irving Consumer Products (Irving Tissue)

\$600 million mill expansion adding new lines, warehouse space, and **100 jobs**.

[Associated Press](#)

#### Embraer Aircraft Maintenance (at MGRA)

Expanded lease and operations expected to add **up to 300 aviation service jobs** at the regional airport.

[Macon Newsroom](#)

#### MBCIA Industrial Parks: Ready for Growth

**Airport North (123 acres)** and **Ocmulgee East Industrial Park (53 acres)** are being cleared and marketed as **GRAD-certified sites**.

New infrastructure, including a traffic signal at Sardis Church Road/Frank Amerson Parkway, is improving access for industry.

[MBCIA](#)



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## HIGHER EDUCATION



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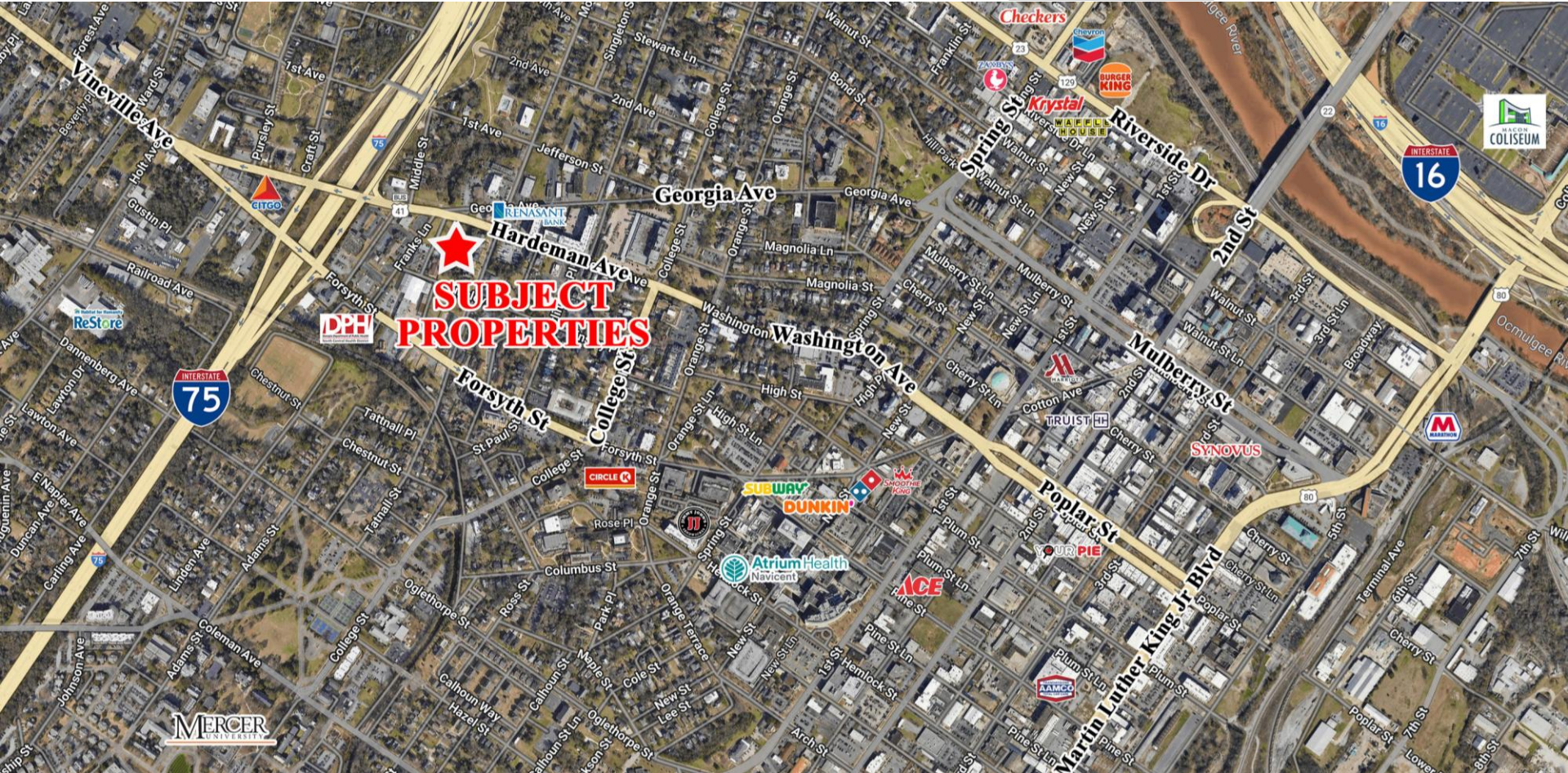
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Fickling & Company, Inc. has been setting the standards for Real Estate Services in southeastern secondary markets since its founding in 1939 as Fickling & Walker, Inc. [Fickling & Company, Inc.](#) is a full-service real estate and development firm headquartered in Macon, GA.

Fickling & Company provides professional commercial real estate consulting to both buyers and sellers, commercial property sales, and commercial property leasing and property management - all under one roof. The Company's heritage includes the development of more than one hundred subdivisions and apartment communities in Middle Georgia, as well as countless commercial developments throughout the Southeast.

Our licensed Commercial Sales and Leasing Agents are the experts in this industry and combined have over 100 years of experience in the commercial real estate business.

### Presented by: Jenny Howell

With over two decades of experience in sales, marketing, and business development, Jenny Howell combines global hospitality expertise with deep commercial real estate insight. Before entering real estate, Jenny was Director of Sales and Marketing for luxury resorts in Miami Beach, where she led diverse teams and managed multimillion-dollar accounts. Her background negotiating with international clients and driving large-scale revenue growth now informs her success in brokerage.

Jenny represents industrial and medical tenants, national franchisees, and institutional landlords, specializing in land sales for commercial and multifamily development. Fluent in English, Spanish (native), and Portuguese, she connects seamlessly across markets and cultures. An active community leader, Jenny serves on the Board of Directors for the Greater Macon Chamber of Commerce, volunteers with Visit Macon, and is a proud member of CCIM (Candidate), ACBR, and GHCC.



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