

0.89 Acre Mixed-Use Development Site Off I-75: Retail, Office, & Multi-Family Opportunity | Macon, GA 1500 & 1502 Hardeman Ave, Macon, GA 31201



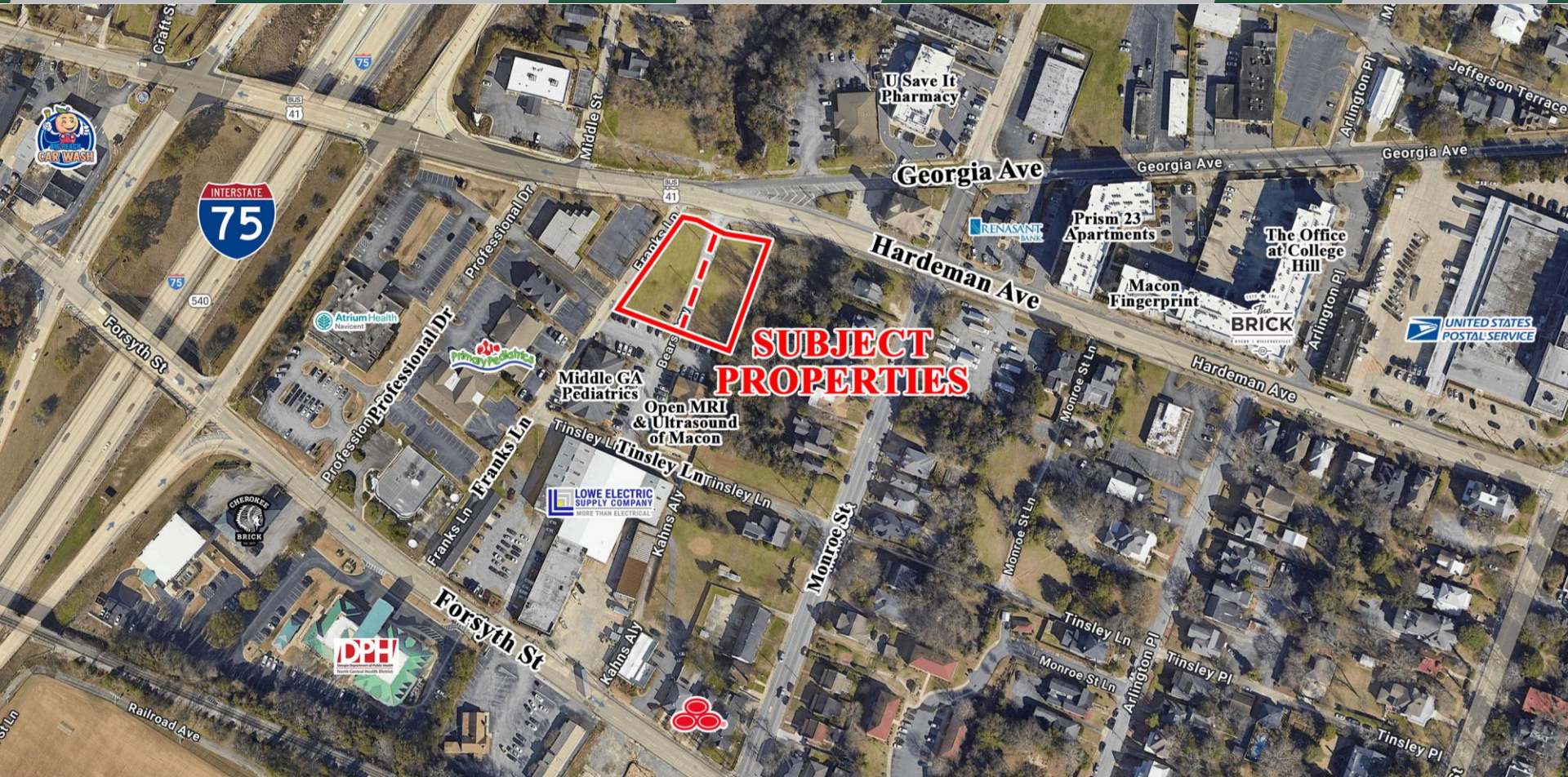
Summary

Area Info

Macon Info

Aerial

Agent Info



CONTACT

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

Licensed in Florida and Georgia
Also fluent in Spanish and Portuguese



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PROPERTY INFORMATION

PROPERTY & LOCATION INFORMATION

Ideal for multi-family residential, neighborhood convenience retail and services, office, municipal/government, or medical use, with on-site parking. Two contiguous lots totaling ± 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

- ± 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
- Permitted building height up to 65 feet, allowing potential for 4–5 story multi-family development
- 0.8 miles from Mercer University
- Within 3 miles of three major medical centers: Atrium Health Navicent, Regency Hospital, and Piedmont Macon

SALE PRICE: \$300,000.00

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PROPERTY INFORMATION

PROPERTY

Property Address: 1500, 1502 Hardeman Avenue
Macon, GA 31201

Utilities: All available

Traffic Count: 82, 900 VPD - I-75
11,900 VPD - Hardeman Ave

Site Size: 1500 Hardeman Ave - 0.46 AC
1502 Hardeman Ave - 0.43 AC
Total Size - ±0.89 AC

Taxes: \$4,463.57 (2024 est.)

Frontage: 160'± - Hardeman Ave

Depth: 204'± - Franks Ln

SITE

Parcel ID: Q073-0657, Q073-0658

County: Bibb

Zoning: C-2

Topography: 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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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



MERCER
UNIVERSITY



CENTRAL GEORGIA
cgtc
TECHNICAL COLLEGE



 **Middle Georgia**
State University



 *First for Women*
WESLEYAN
1836

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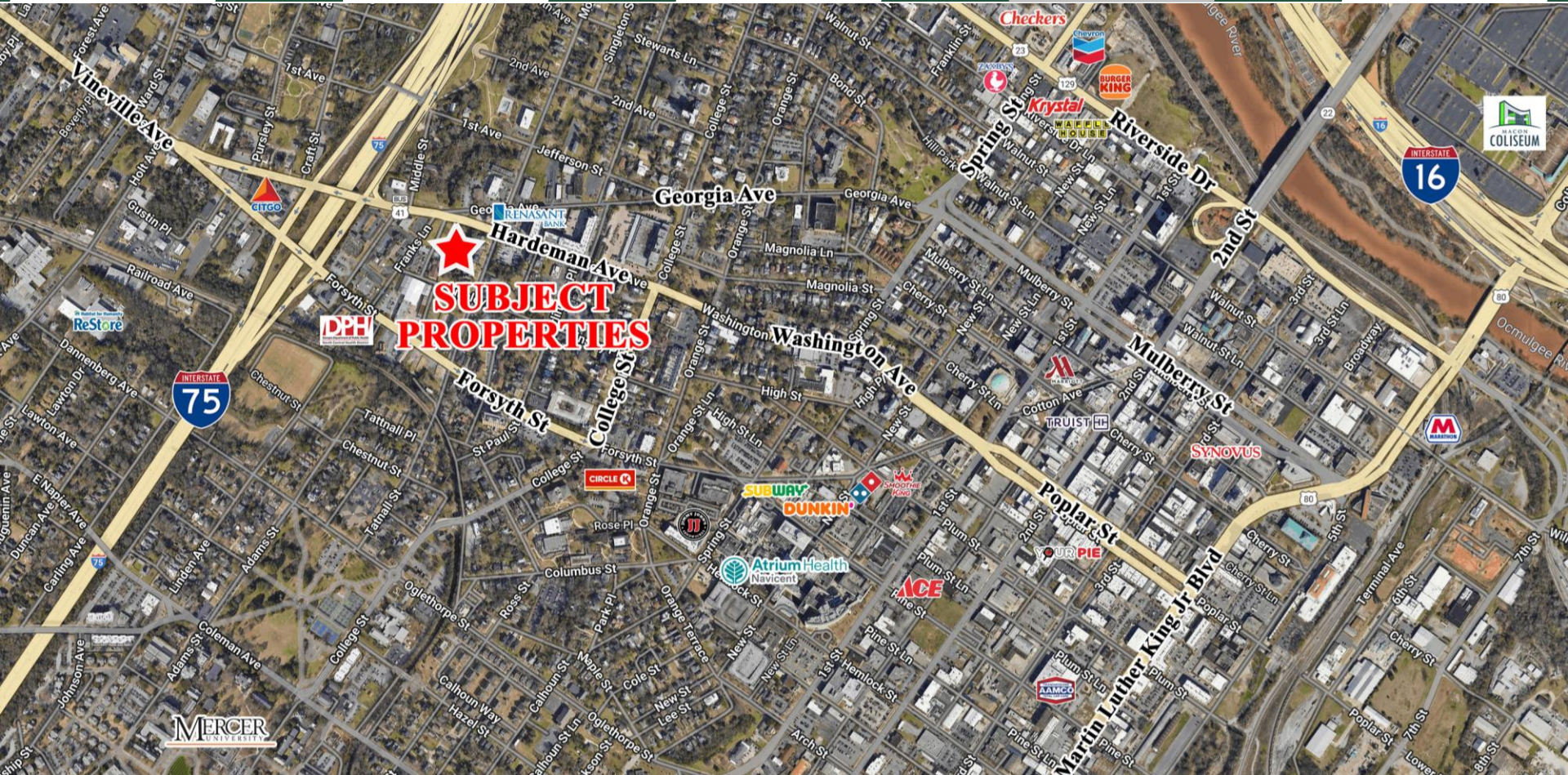
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AGENT INFORMATION



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, the 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' experience in the commercial real estate business.

Presented by: Jenny Howell

Licensed in Florida and Georgia

Fluent in English, Spanish & Portuguese

Jenny brings over 20 years of experience in Sales & Marketing Strategy, including 17 years in Luxury Hospitality, where she led a Sales Team in a Resort that generated \$400+ Million Dollar annually.

A skillful negotiator and outstanding customer relations expert, Jenny became a multi-million-dollar producer within a few months of relocating to Georgia from Miami Beach. Her database includes over 2,500+ key business drivers and entrepreneurs from around the world.

Committed to delivering the highest level of expertise, Jenny is currently seeking the CCIM designation. Certified Commercial Investment Members (CCIM's) are the most advanced investment specialists anywhere.

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