

# Former La-Z-Boy Showroom & Carol's Linens

3656 EISENHOWER PARKWAY · MACON · GEORGIA · 31206

1,650 to  
38,665 sf  
Available!

FOR  
LEASE

For information, contact:

**Larry Crumbley**

CCIM, SIOR, CPM, CRE

478-803-4113 Direct

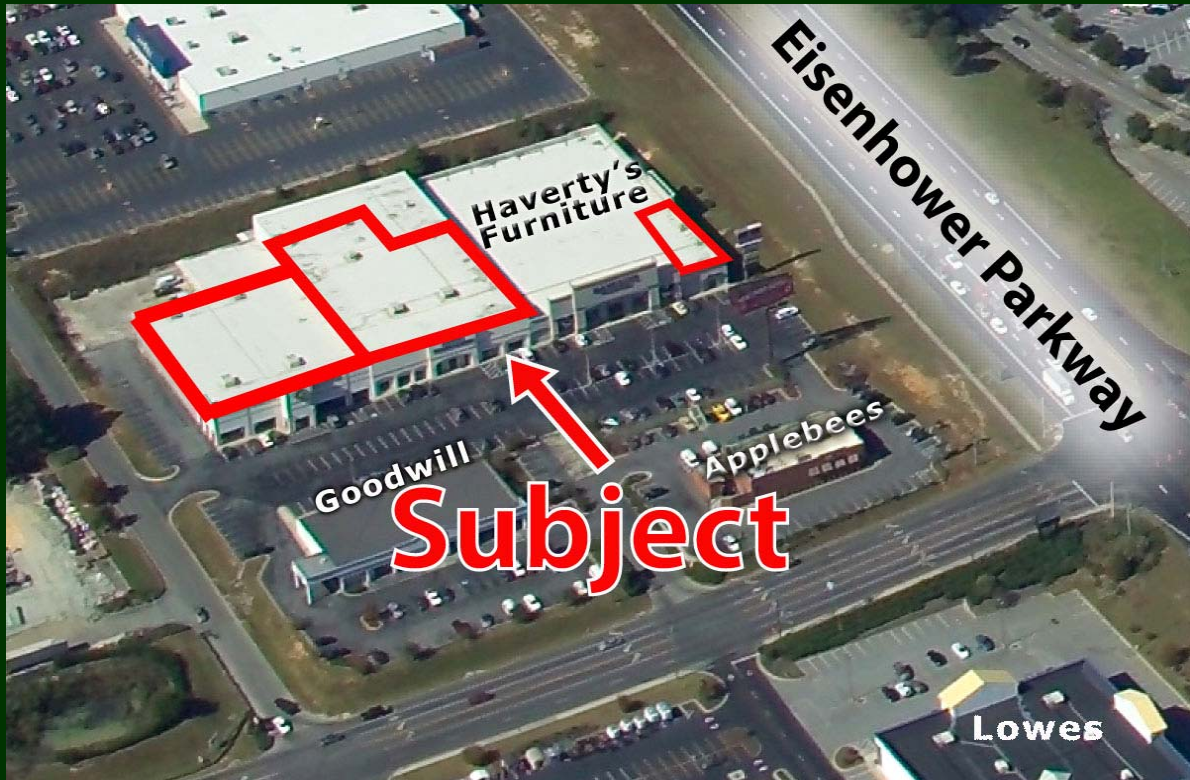
478-737-3381 Cell

[lcrumbley@fickling.com](mailto:lcrumbley@fickling.com)



## Fickling & Company

Commercial Division  
577 Mulberry Street  
P.O. Box 310  
Macon, GA 31202  
(478) 746-9421  
(478) 742-2015 FAX  
[info@fickling.com](mailto:info@fickling.com) EMAIL



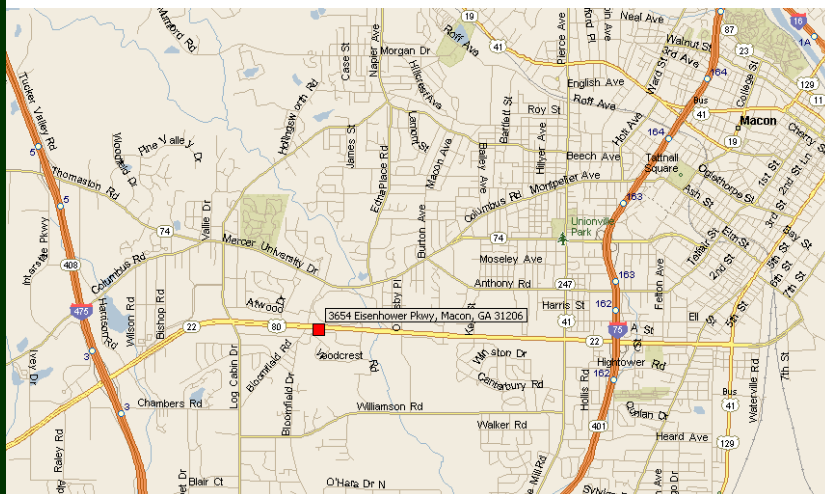
**Location:** Eisenhower Pkwy  
**Available:** 17,050 sf (former La-Z-Boy)  
21,615 sf (former Carol's Linens)  
1,650 sf  
**Const Date:** 1978  
**Const Type:** Masonry  
**Zoning:** Commercial  
**Parking:** Ample common area  
**Taxes:** 0.72 psf  
**Est Ins.:** 0.09 psf  
**CAM:** 0.34 psf  
**Traffic:** 25,780 vpd

### Nearby

**Businesses:** Rooms to Go, Applebee's,  
Haverty's Furniture, Goodwill, Lowe's and Middle GA Tech

### DEMOGRAPHICS - 2008

	1 mile	3 mile	5 mile
<b>Population</b>	5,302	51,069	89,482
<b>Average HH Income</b>	\$31,000	\$32,389	\$41,431



### PRICE:

\$ 4.75 3net

Property is conveniently located on Eisenhower Pkwy/ Hwy 80 across from Macon Mall and adjacent to Haverty's Furniture. Signage available on US 80/ Eisenhower Parkway pylon sign.

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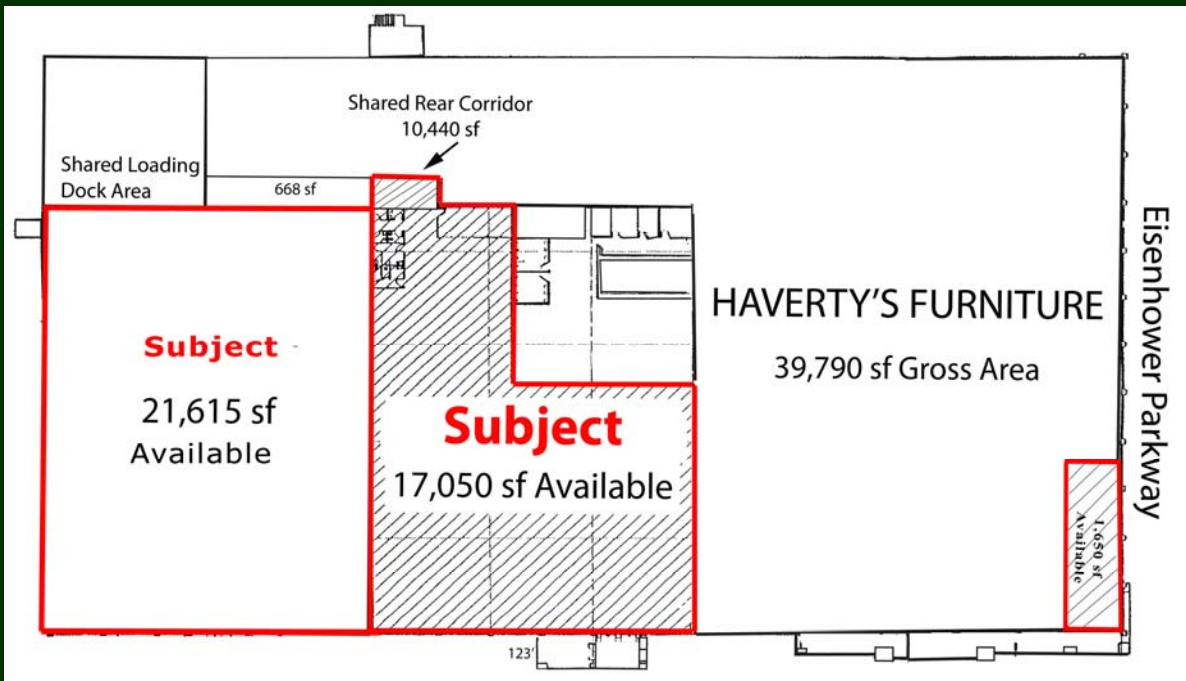
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