

**IS PLEASED TO OFFER:**  
**EXCLUSIVE HOTEL INVESTMENT OPPORTUNITY**

**Rodeway Inn**

4952 Romeiser Drive  
Macon, GA 31206



**PRICE:**  
**\$1.35 MILLION**

- 120 units – 60 are part of the Rodeway property with another 60 available
- Exterior corridor
- Each room features desk, mini-frig, microwave, 32-inch TV & more
- Business center
- Seasonal outdoor pool
- Guest laundry
- Free hot breakfast, WiFi & daily newspaper
- Approved for government travelers

**Business & leisure visitors attracted by:**

- Easily accessible from I-475 at Eisenhower Parkway
- Across the street from campus of Middle Georgia State University – Macon Campus (enrollment 9,000)
- Anderson Conference Center (0.6 miles)
- Macon Mall with 44 stores on 2 floors (2 miles)
- Lake Tobesofkee Recreation Area (4 miles)
- Downtown Macon, including one of America's largest historic districts (7 miles)
- Georgia Music Hall of Fame (7 miles)
- Macon Coliseum – 10,000-seat multipurpose arena & convention center (10 miles)
- Ocmukgee National Park (12 miles)
- Middle Georgia Regional Airport (13 miles)
- Robins Air Force Base (20 miles)