

FOR SALE

Professional Office Building

1809 Hardeman Avenue
Macon, Bibb County, Georgia 31201



EBERHARDT & BARRY INC



- Located at the corner of Craft Street & Southbound exit ramp of I-75.
- 6,025± SF Office Building
 - Divided into two (2) suites:
 - Suite 1: Floor plan consists of five (5) rooms and two (2) restrooms.
 - Suite 2: Dr. Brant Chiropractic - Floor plan consists of:
 - Lobby
 - Reception area
 - Two (2) physician's offices
 - Six (6) exam rooms
 - Therapy/x-ray room
 - Breakroom
 - Spacious storage
- Central Heating & air conditioning
- Built in 1986
- .48 Acres
- Parking for six (6) vehicles in front of building, eight (8) vehicles in rear of building
- Zoned C2
- 2016 Tax Bill: \$4,976.51

SALES PRICE: \$360,000

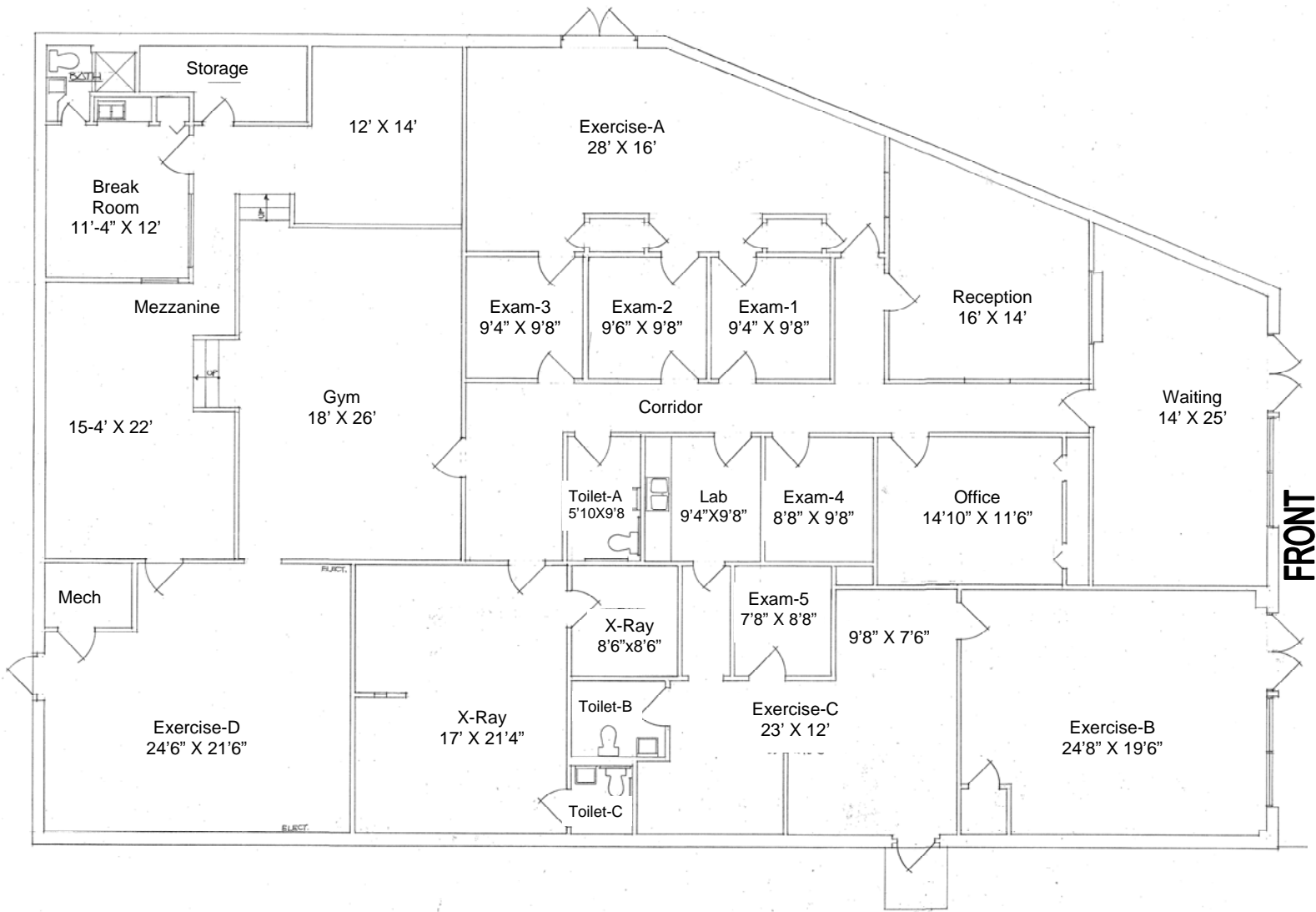
FOR MORE DETAILS CONTACT:

Created 6/5/17

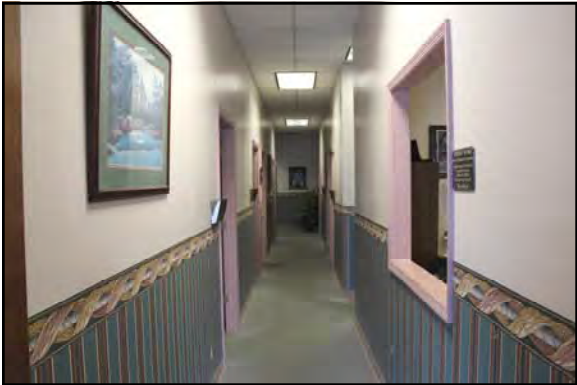
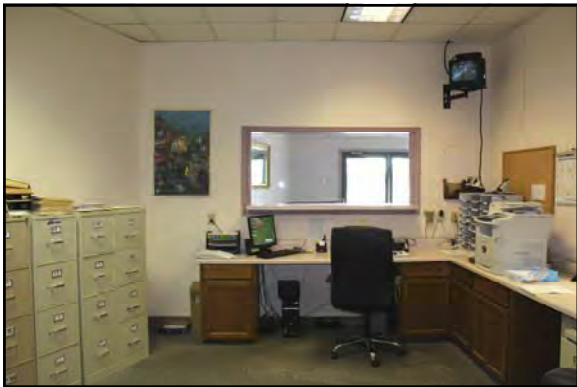
ARTHUR P. BARRY III - EXCLUSIVE AGENT
abarry@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.

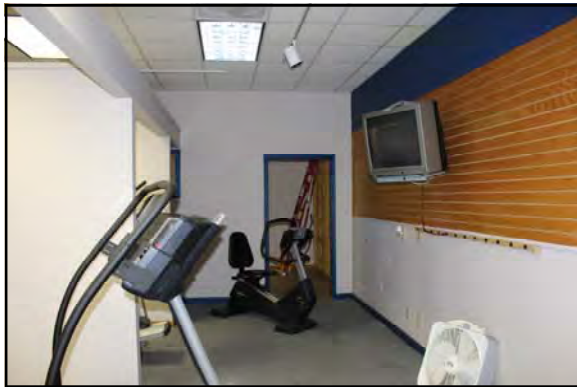
Main 478-746-8171 **Toll Free** 800-926-0990
Fax 478-746-1362 **Cell** 478-731-8000

990 Riverside Drive
Macon, GA 31201



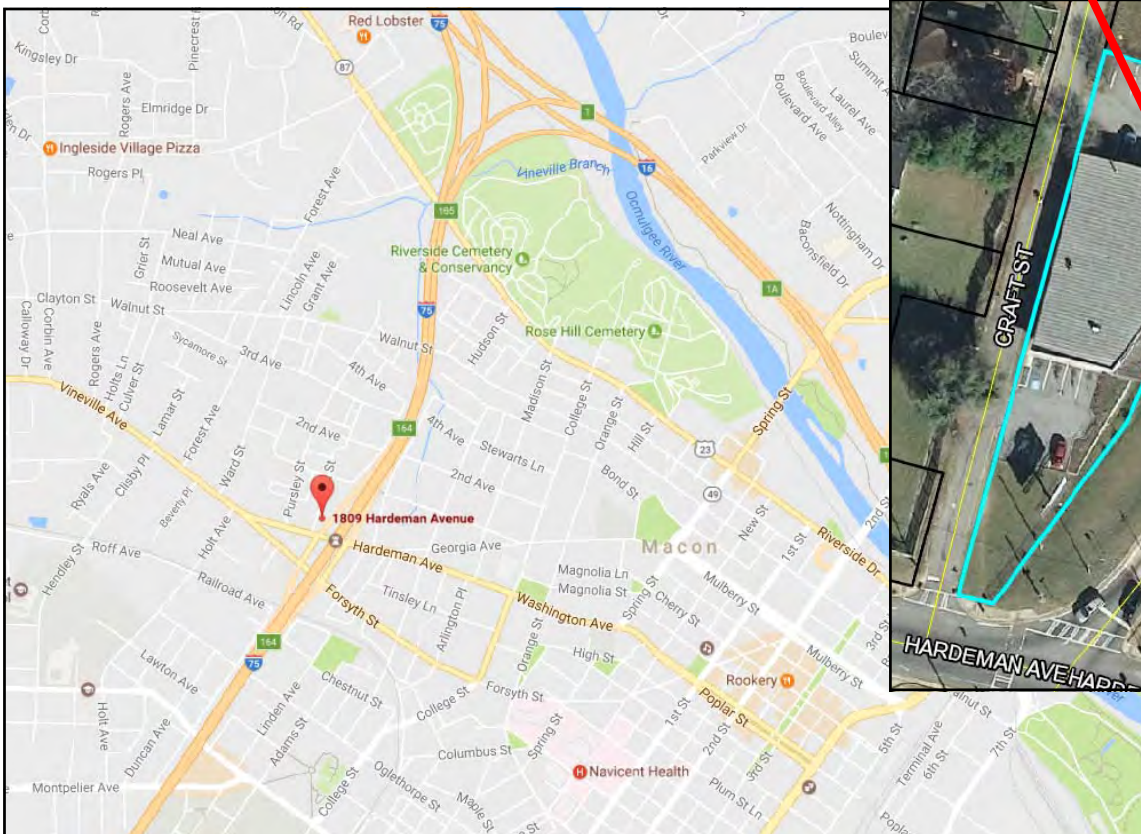
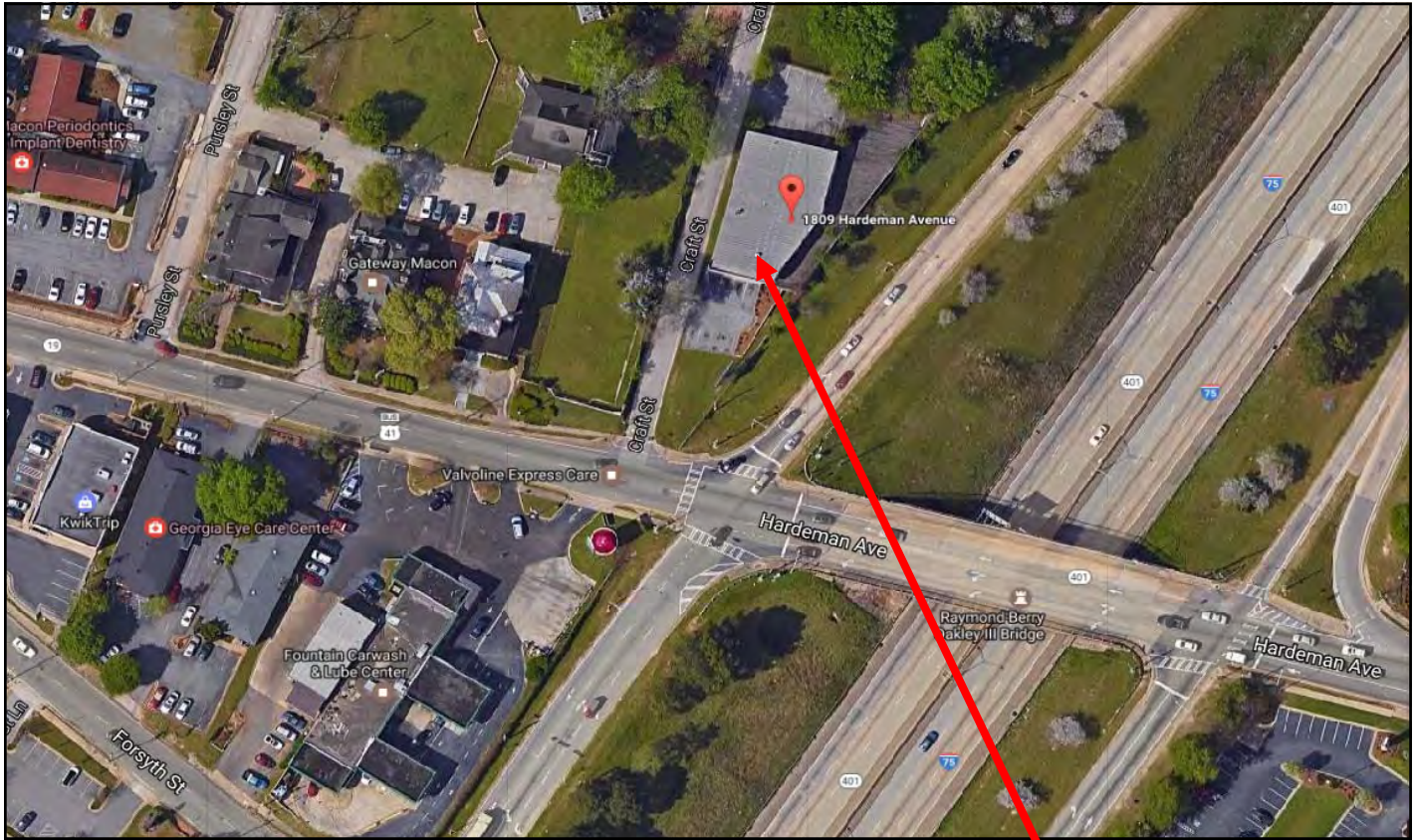
FRONT





1809 Hardeman Avenue - Macon, GA 31201

MAPS





Demographic and Income Profile

Macon-Bibb County, GA
 Macon-Bibb County, GA (1349008)
 Geography: Place

Prepared by Esri

Summary	Census 2010	2016	2021			
Population	155,333	155,952	155,372			
Households	60,215	59,833	59,284			
Families	38,669	38,002	37,432			
Average Household Size	2.48	2.50	2.52			
Owner Occupied Housing Units	33,527	30,759	30,358			
Renter Occupied Housing Units	26,688	29,073	28,926			
Median Age	35.6	36.5	37.4			
Trends: 2016 - 2021 Annual Rate	Area	State	National			
Population	-0.07%	1.02%	0.84%			
Households	-0.18%	0.96%	0.79%			
Families	-0.30%	0.87%	0.72%			
Owner HHs	-0.26%	0.93%	0.73%			
Median Household Income	1.04%	2.34%	1.89%			
Households by Income	2016		2021			
	Number	Percent	Number	Percent		
<\$15,000	12,065	20.2%	11,928	20.1%		
\$15,000 - \$24,999	8,135	13.6%	7,597	12.8%		
\$25,000 - \$34,999	7,046	11.8%	7,687	13.0%		
\$35,000 - \$49,999	8,218	13.7%	5,260	8.9%		
\$50,000 - \$74,999	9,579	16.0%	10,082	17.0%		
\$75,000 - \$99,999	5,798	9.7%	6,338	10.7%		
\$100,000 - \$149,999	5,403	9.0%	6,270	10.6%		
\$150,000 - \$199,999	1,756	2.9%	2,101	3.5%		
\$200,000+	1,834	3.1%	2,021	3.4%		
Median Household Income	\$38,874		\$40,945			
Average Household Income	\$58,249		\$63,488			
Per Capita Income	\$23,153		\$25,031			
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,439	7.4%	10,778	6.9%	10,626	6.8%
5 - 9	10,915	7.0%	10,579	6.8%	10,078	6.5%
10 - 14	10,812	7.0%	10,591	6.8%	10,316	6.6%
15 - 19	11,749	7.6%	11,097	7.1%	10,781	6.9%
20 - 24	11,524	7.4%	11,485	7.4%	10,799	7.0%
25 - 34	20,158	13.0%	20,680	13.3%	20,349	13.1%
35 - 44	19,020	12.2%	18,730	12.0%	19,272	12.4%
45 - 54	21,618	13.9%	19,293	12.4%	18,079	11.6%
55 - 64	18,430	11.9%	19,687	12.6%	18,942	12.2%
65 - 74	10,447	6.7%	13,364	8.6%	15,485	10.0%
75 - 84	6,600	4.2%	6,750	4.3%	7,662	4.9%
85+	2,621	1.7%	2,916	1.9%	2,980	1.9%
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	67,130	43.2%	63,151	40.5%	59,268	38.1%
Black Alone	80,976	52.1%	84,338	54.1%	86,440	55.6%
American Indian Alone	332	0.2%	340	0.2%	356	0.2%
Asian Alone	2,531	1.6%	3,050	2.0%	3,534	2.3%
Pacific Islander Alone	120	0.1%	128	0.1%	140	0.1%
Some Other Race Alone	2,012	1.3%	2,364	1.5%	2,675	1.7%
Two or More Races	2,232	1.4%	2,580	1.7%	2,958	1.9%
Hispanic Origin (Any Race)	4,386	2.8%	5,246	3.4%	6,074	3.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

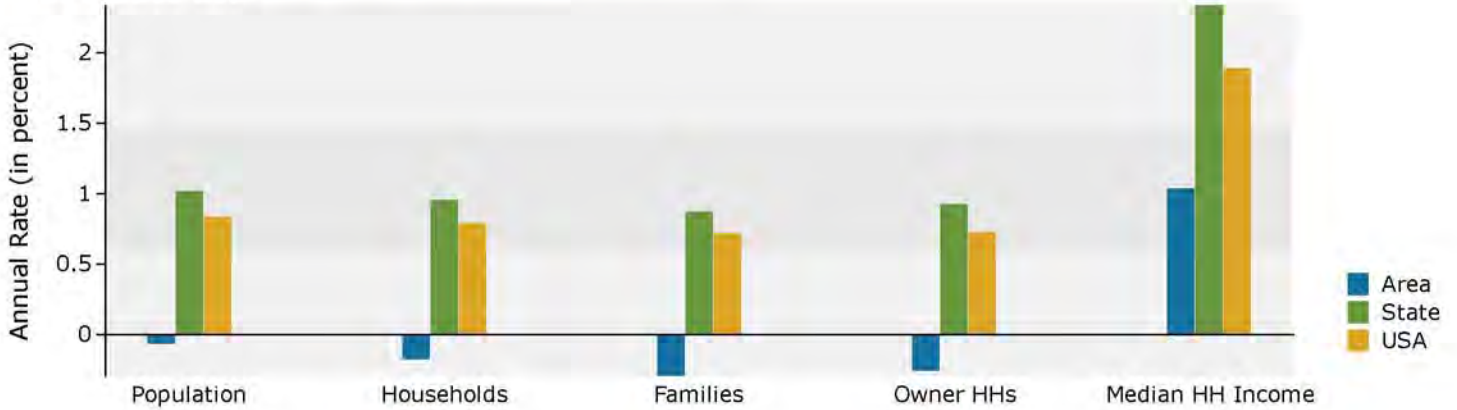


Demographic and Income Profile

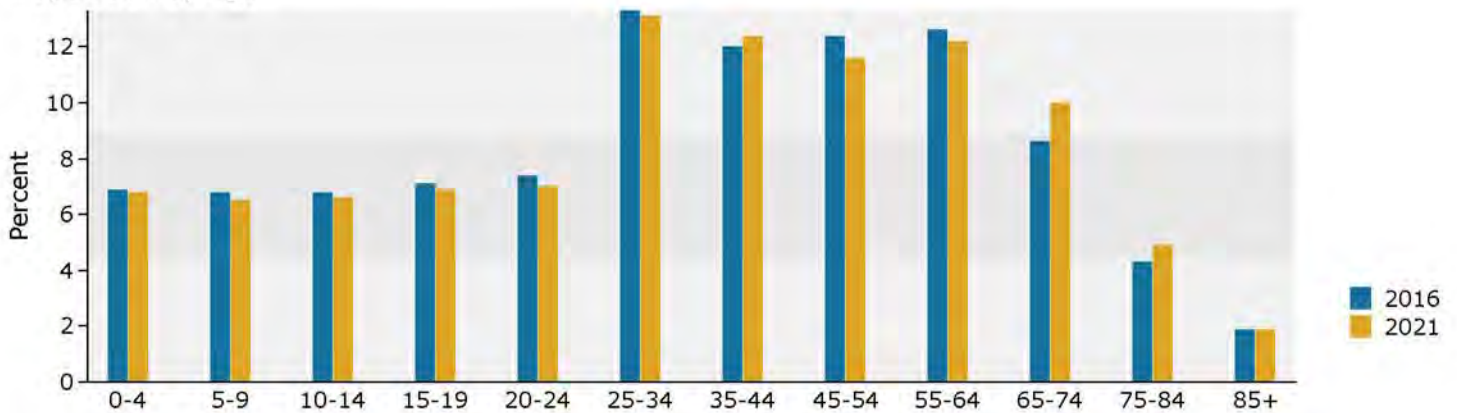
Macon-Bibb County, GA
 Macon-Bibb County, GA (1349008)
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Trends 2016-2021



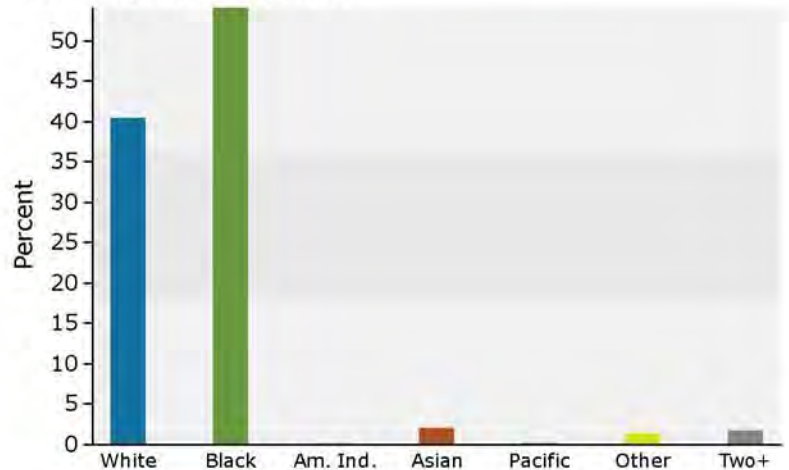
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 3.4%