

FOR SALE



EBERHARDT & BARRY

PRICE REDUCED



PROFESSIONAL OFFICE BUILDING
.635± ACRES

2025 Vineville Avenue
Downtown Macon, Bibb County, Georgia 31204

REDUCED SALES PRICE: ~~\$595,000~~ \$495,000

FOR MORE DETAILS CONTACT:

Revised 8/27/18

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

990 Riverside Drive
Macon, GA 31201

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MAIN BUILDING INFORMATION:	<ul style="list-style-type: none"> • 6,732± Sq Ft Office building plus dry basement storage area <ul style="list-style-type: none"> - 3,366± SF Office Level 1 - 3,366± SF Office Level 2 • 3,366± SF Dry basement storage
LAND AREA/ ACCESS:	<ul style="list-style-type: none"> • .635±Acres • 126.73' of frontage on Vineville Avenue • Access available by two curb cuts; one on Ward Street and one along Vineville Avenue. • Subject property located 1/4 mile off Interstate 75
NEIGHBOR:	South and adjacent to Vineville United Methodist Church
TOPOGRAPHY:	Level, with parking area slightly lower than Vineville elevation
YEAR BUILT:	Circa 1903; renovated entirely in 2003
ROOF:	Asphalt shingles
WALLS:	<ul style="list-style-type: none"> • Exterior: Brick • Interior: Sheetrock/Plaster
FLOORING:	Hardwood in all office areas; concrete basement floor
HVAC:	Three (3) separate central HV/AC systems; natural gas heat
CEILING/ LIGHTING:	Various chandelier style fixtures; wall sconces, fluorescent
ZONING:	HR-3, Historic Residential
PARKING:	12 Asphalt paved parking spaces on-site and shared parking for another 35 spaces on a parking lot, 100 yards from the building, opposite Saint Peter Claver School.
UTILITIES:	All public utilities serve the property.
REDUCED SALES PRICE:	\$595,000 \$495,000



First Floor Foyer



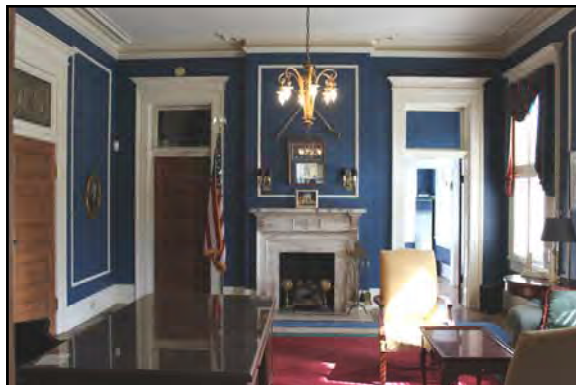
First Floor Foyer



First Floor Office



First Floor Office



First Floor Office



First Floor Office



First Floor Conference Room



First Floor Break Room



First Floor Kitchen / Break Room



First Floor Kitchen



First Floor Open Storage



First Floor Staircase



Second Floor Conference Room



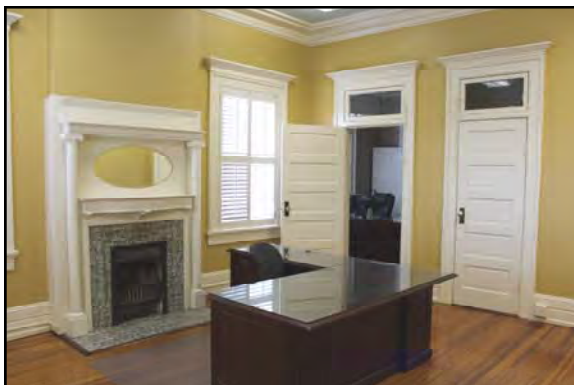
Second Floor Office



Second Floor Office



Second Floor Office



Second Floor Office



Second Floor Office



2025 Vineville Avenue - Macon, GA 31204

Photos



Circa 1880



Vineville Avenue Left Side View



Ward Street View



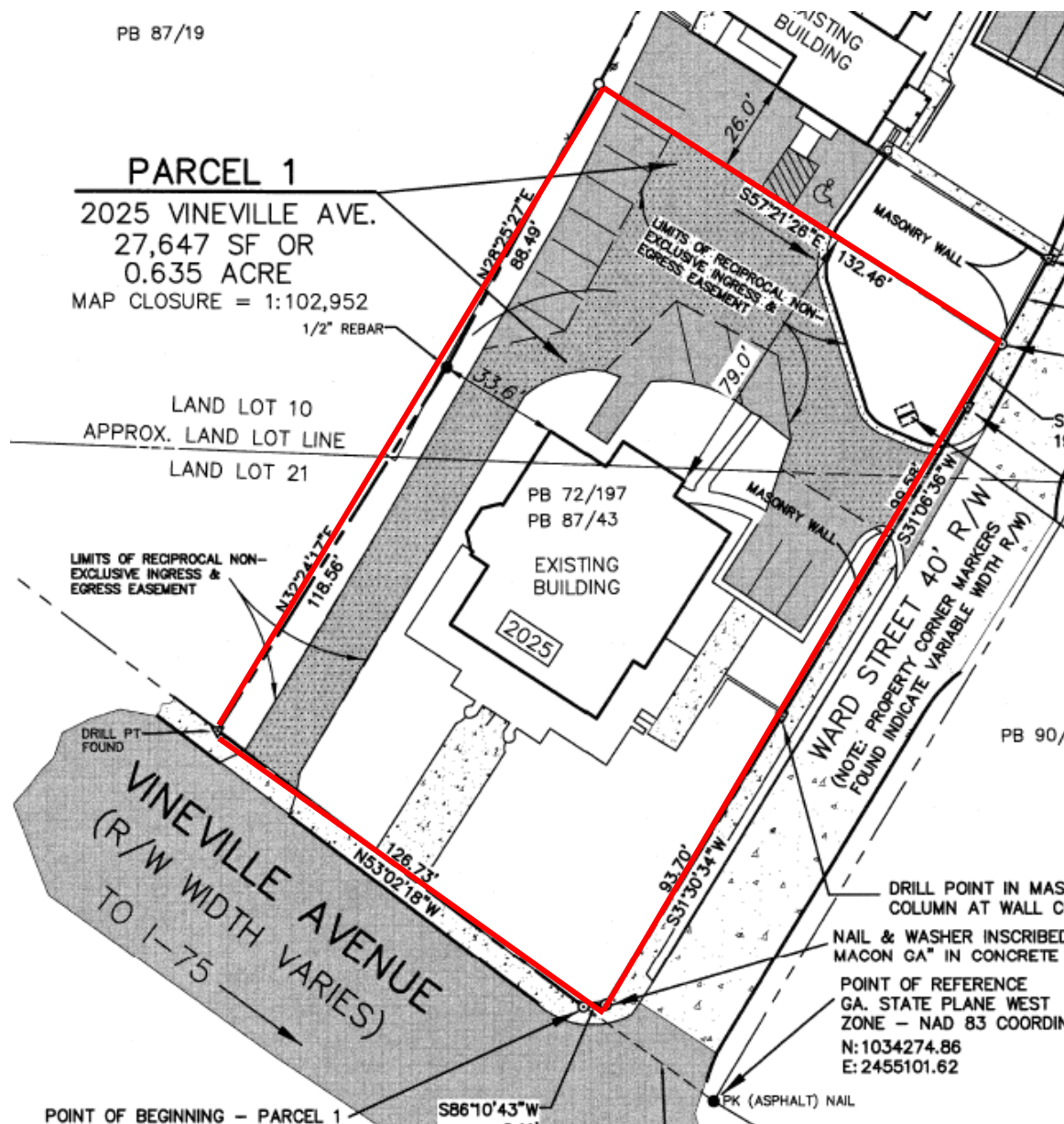
Rear View



Basement Entry



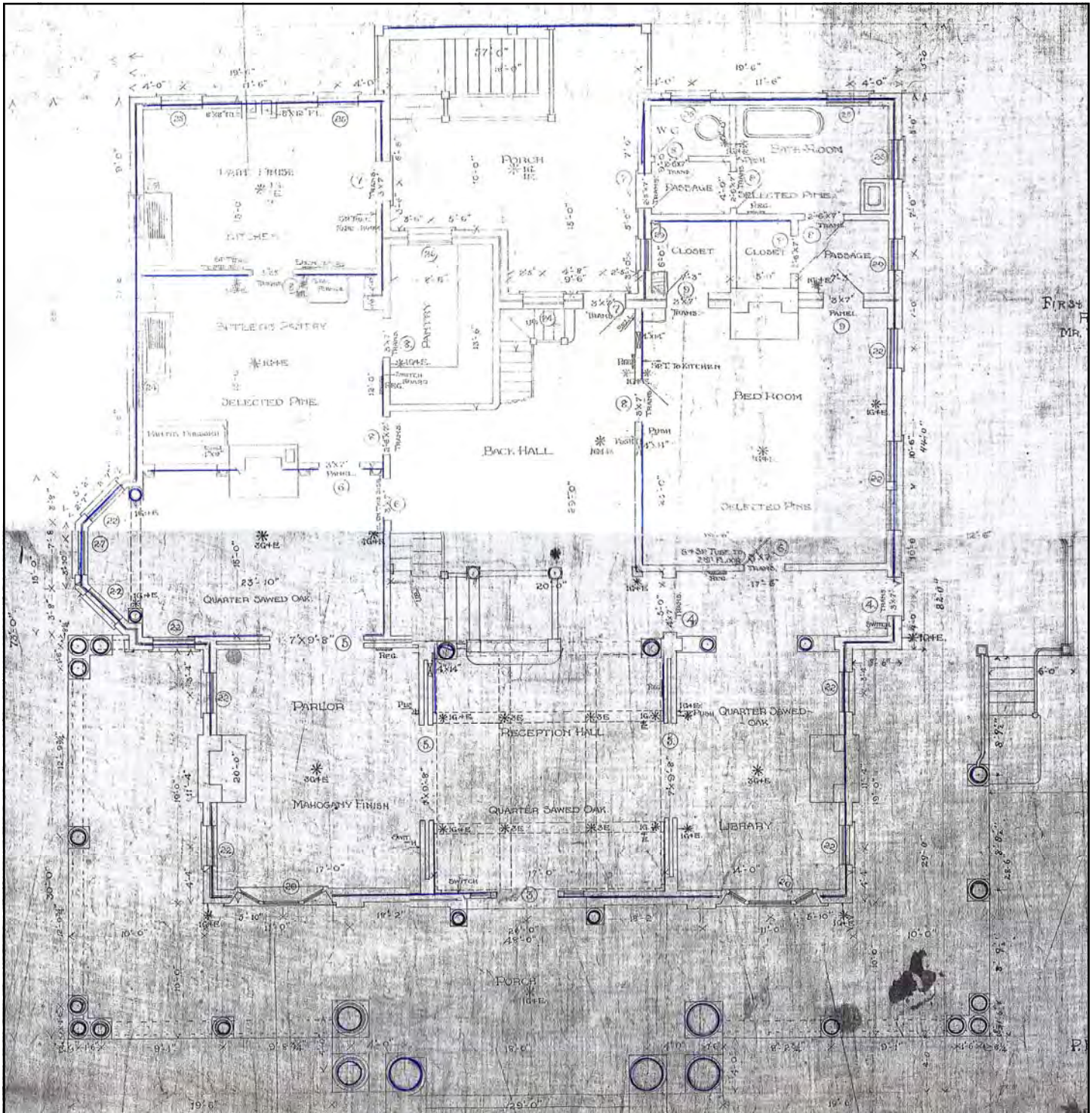
Parking Between Main & Annex - 13 Spaces

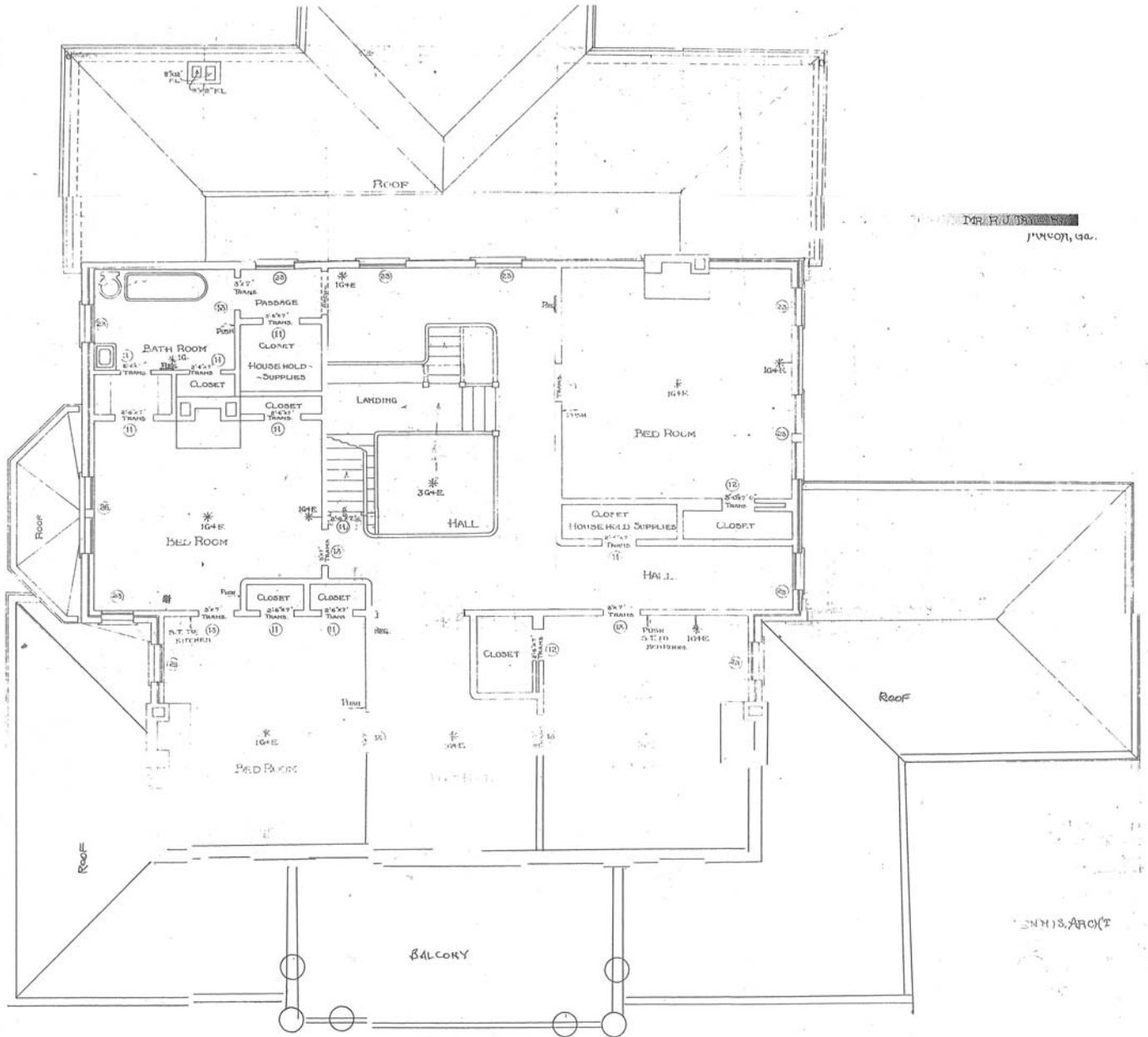


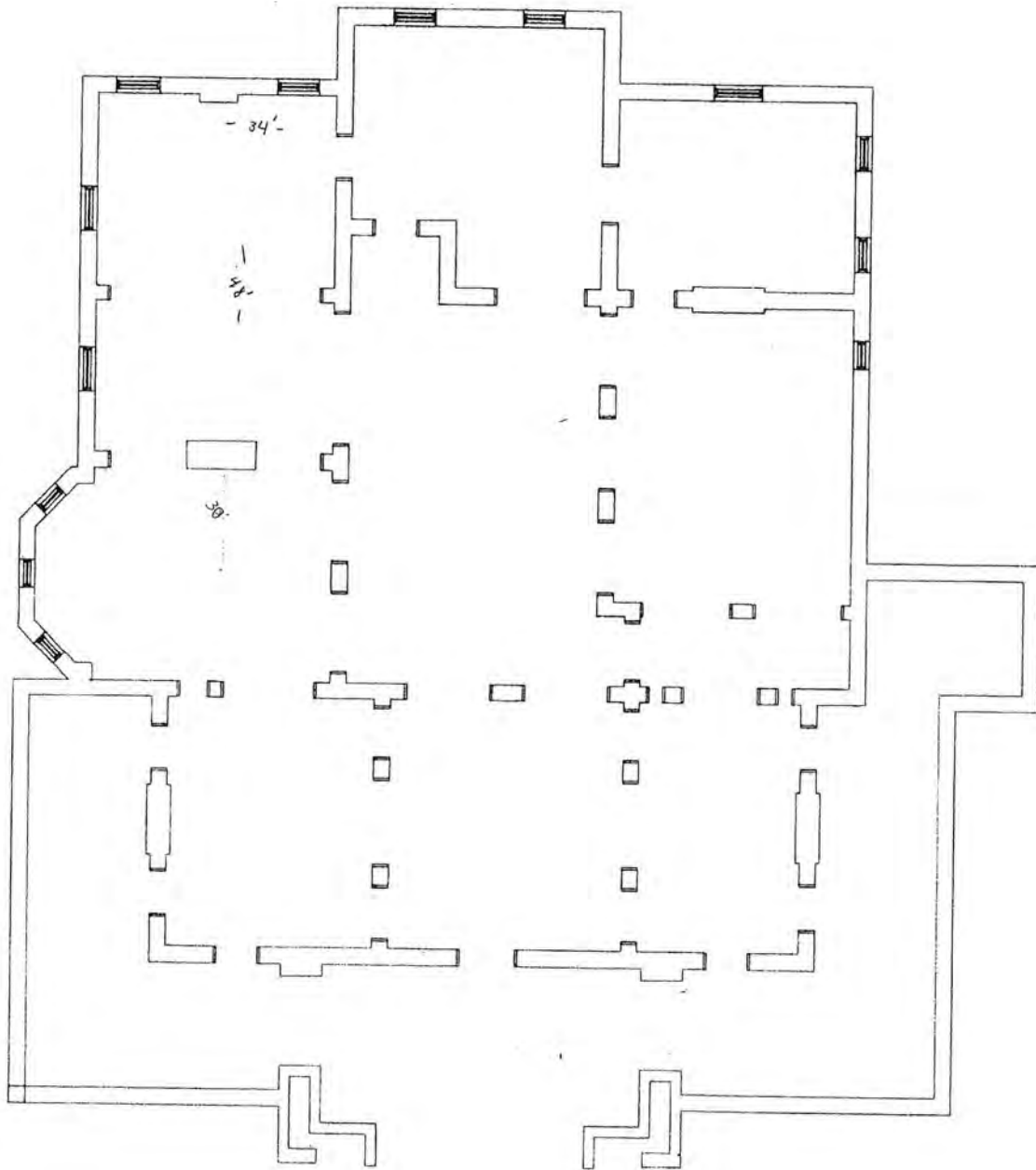


Property Survey





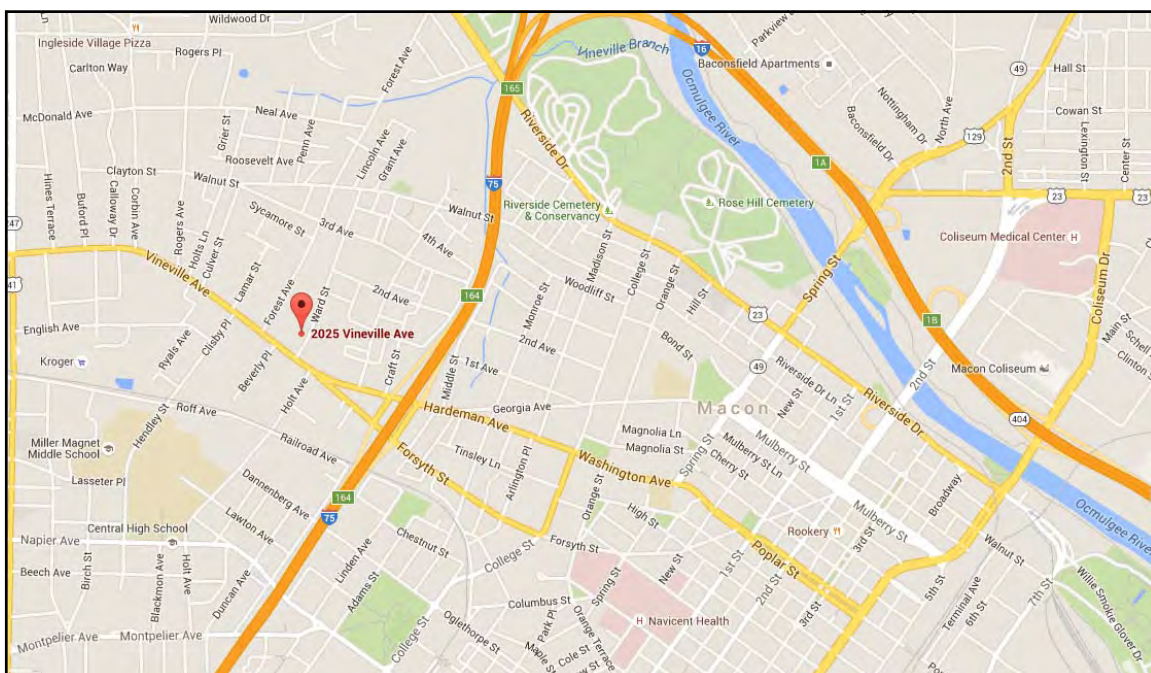
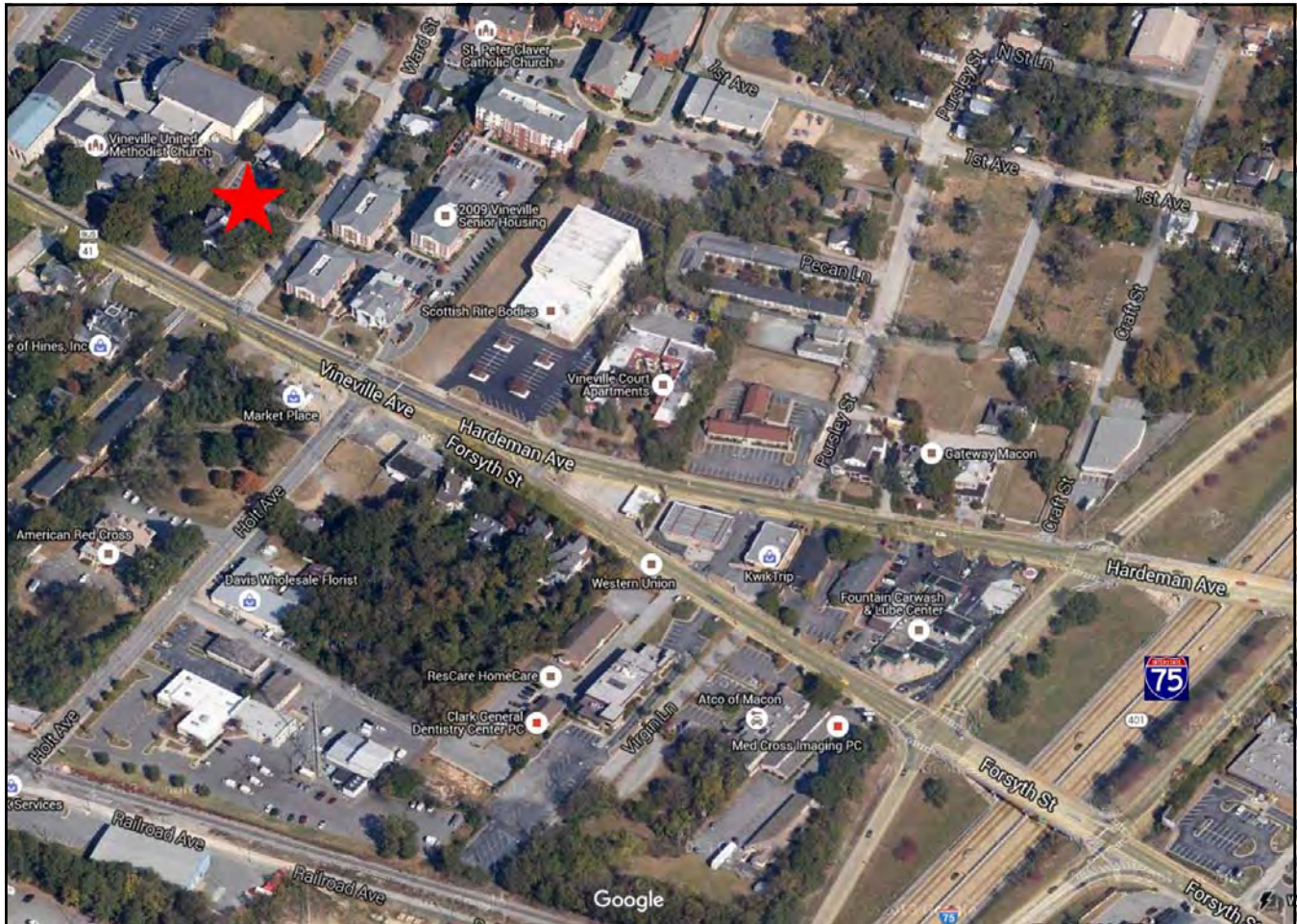






2025 Vineville Avenue - Macon, GA 31204

LOCATION MAPS





Demographic and Income Profile

Bibb County, GA
Bibb County, GA (13021)
Geography: County

Prepared by Esri

Summary	Census 2010	2018	2023
Population	155,547	154,432	152,620
Households	60,295	59,664	58,874
Families	38,714	37,752	37,018
Average Household Size	2.48	2.49	2.49
Owner Occupied Housing Units	33,537	29,024	29,327
Renter Occupied Housing Units	26,758	30,640	29,547
Median Age	35.5	36.8	37.7
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	-0.24%	1.10%	0.83%
Households	-0.27%	1.08%	0.79%
Families	-0.39%	0.99%	0.71%
Owner HHs	0.21%	1.52%	1.16%
Median Household Income	1.62%	1.68%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	11,211	18.8%	10,066	17.1%
\$15,000 - \$24,999	7,796	13.1%	7,416	12.6%
\$25,000 - \$34,999	6,351	10.6%	6,067	10.3%
\$35,000 - \$49,999	7,582	12.7%	7,325	12.4%
\$50,000 - \$74,999	10,233	17.2%	10,186	17.3%
\$75,000 - \$99,999	6,171	10.3%	6,480	11.0%
\$100,000 - \$149,999	6,143	10.3%	6,427	10.9%
\$150,000 - \$199,999	1,897	3.2%	2,103	3.6%
\$200,000+	2,280	3.8%	2,804	4.8%
Median Household Income	\$42,730		\$46,303	
Average Household Income	\$63,193		\$70,549	
Per Capita Income	\$25,339		\$28,151	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,465	7.4%	10,368	6.7%	10,209	6.7%
5 - 9	10,931	7.0%	10,327	6.7%	9,813	6.4%
10 - 14	10,833	7.0%	10,386	6.7%	10,054	6.6%
15 - 19	11,777	7.6%	10,715	6.9%	10,525	6.9%
20 - 24	11,537	7.4%	11,155	7.2%	10,433	6.8%
25 - 34	20,188	13.0%	20,686	13.4%	19,945	13.1%
35 - 44	19,047	12.2%	18,519	12.0%	19,139	12.5%
45 - 54	21,631	13.9%	18,586	12.0%	17,620	11.5%
55 - 64	18,449	11.9%	19,406	12.6%	17,887	11.7%
65 - 74	10,462	6.7%	14,297	9.3%	15,665	10.3%
75 - 84	6,602	4.2%	6,937	4.5%	8,299	5.4%
85+	2,625	1.7%	3,050	2.0%	3,031	2.0%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	67,199	43.2%	59,705	38.7%	54,349	35.6%
Black Alone	81,116	52.1%	85,870	55.6%	88,021	57.7%
American Indian Alone	332	0.2%	367	0.2%	395	0.3%
Asian Alone	2,531	1.6%	3,323	2.2%	3,959	2.6%
Pacific Islander Alone	120	0.1%	129	0.1%	139	0.1%
Some Other Race Alone	2,014	1.3%	2,213	1.4%	2,415	1.6%
Two or More Races	2,235	1.4%	2,825	1.8%	3,342	2.2%
Hispanic Origin (Any Race)	4,389	2.8%	5,046	3.3%	5,649	3.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

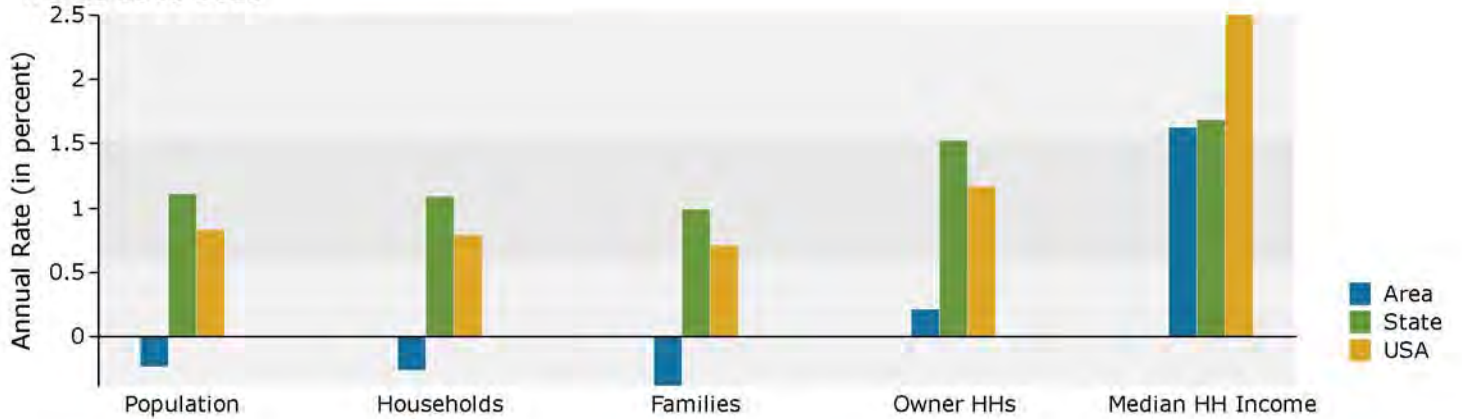


Demographic and Income Profile

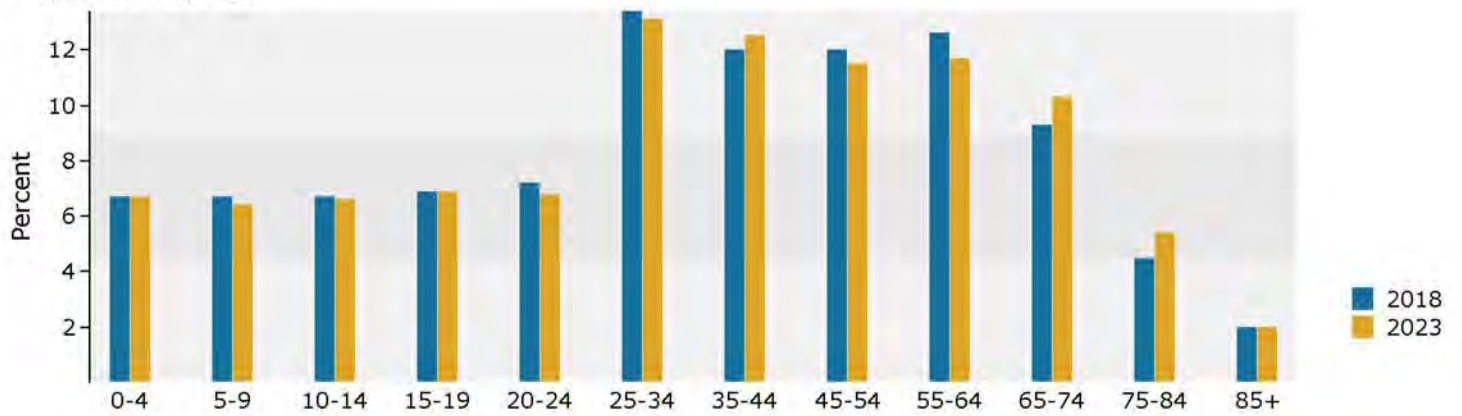
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Bibb County, GA (13021)
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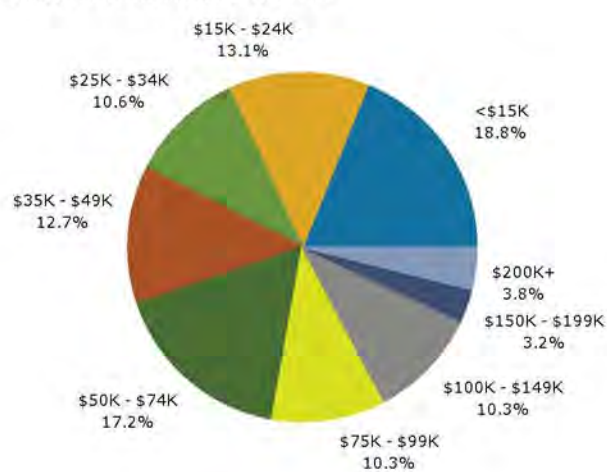
Trends 2018-2023



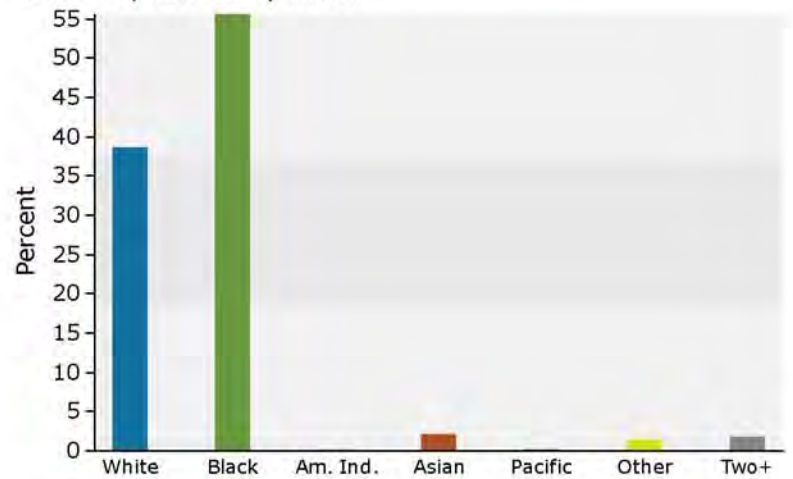
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 3.3%