



318 Corporate Parkway - Suite 402
Macon, Bibb County, Georgia 31210

LEASE



WAREHOUSE / OFFICE

2,200± SF

LEASE RATE: \$1,350 PER MONTH

CBCMACON.COM

MIKI FOLSOM, CCIM
478.746.8171 OFFICE • 478.361.3036 CELL
mfolsom@cbcworldwide.com





PROPERTY OVERVIEW

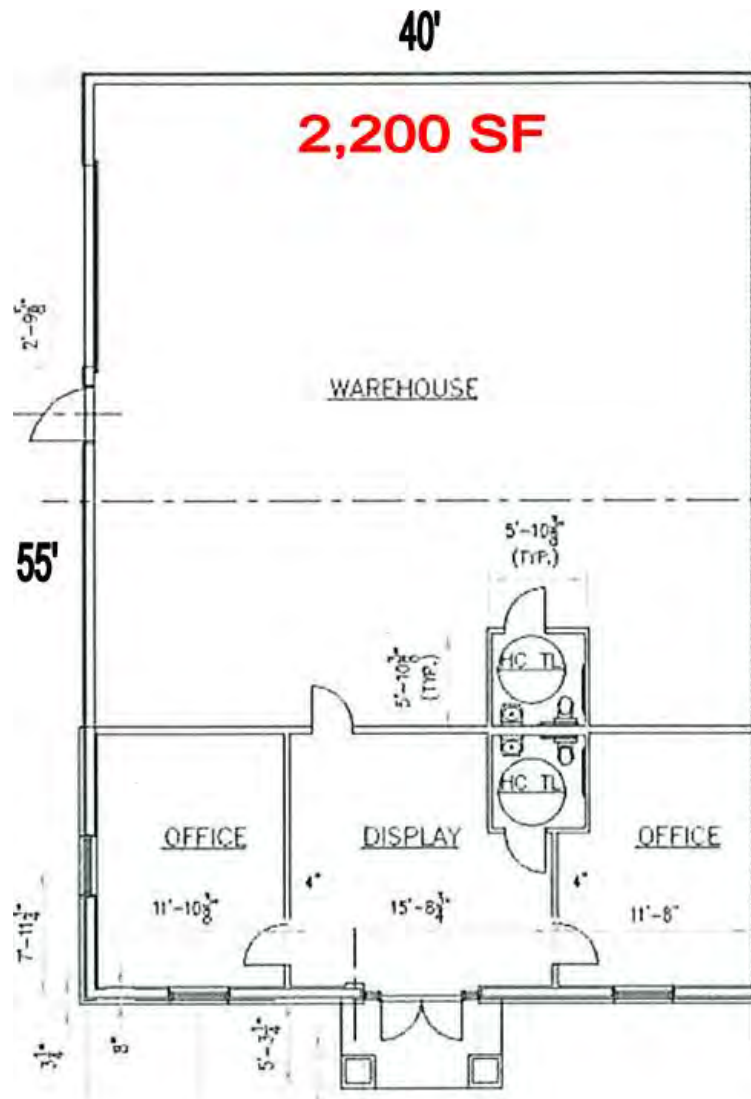
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LOCATION:	Located two blocks north of Interstate 75 @ Riverside Drive Exit across from The Shoppes of River Crossing.
AVAILABLE SPACE:	2,200± SF Warehouse / Office <ul style="list-style-type: none">- 1,580± SF Warehouse<ul style="list-style-type: none">- One (1) 12' X 14' Drive-in Door- 620± SF Office<ul style="list-style-type: none">- Reception- Two (2) Private Offices
PARKING:	6 - 8 paved parking spaces
ZONING:	M1, Light Industrial
ACCESS:	No tractor trailer access
LEASE RATE:	\$1,350 Per Month



FLOOR PLAN

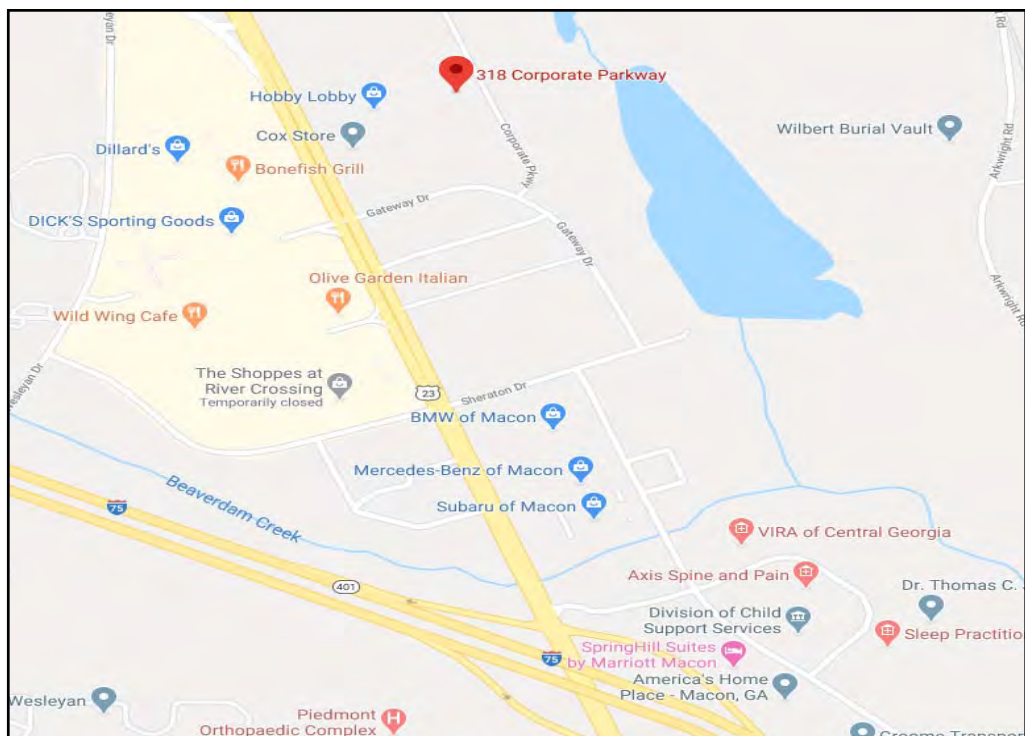
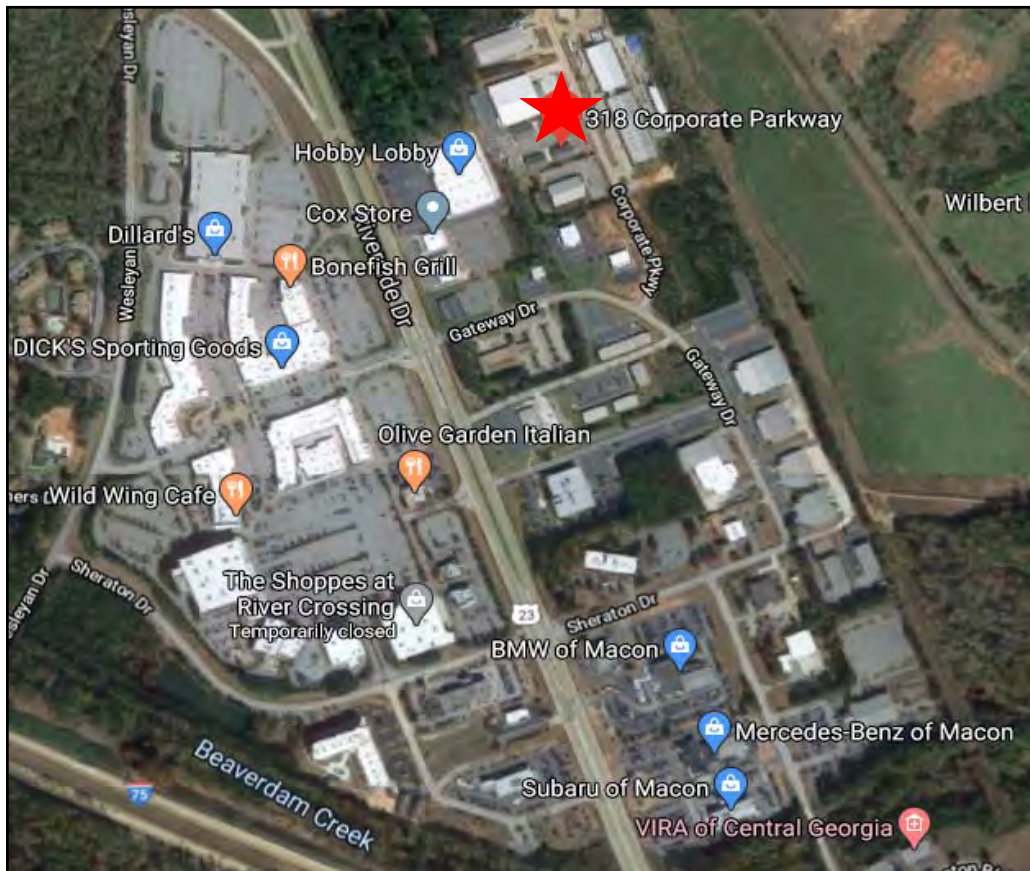
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MAPS

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COLDWELL BANKER COMMERCIAL EBERHARDT & BARRY 990 Riverside Drive Macon, GA 31201 (478) 746-8171



DEMOGRAPHICS - BIBB COUNTY

318 Corporate Parkway - Suite 402
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KEY FACTS

154,840

Population



Average
Household Size

37.1

Median Age

\$40,391

Median Household
Income

EDUCATION

14%

No High
School
Diploma



32%

High School
Graduate



27%

Some College



27%

Bachelor's/Grad/Prof
Degree

BUSINESS



6,656

Total Businesses



92,217

Total Employees

EMPLOYMENT



White Collar

64%



Blue Collar

17%



Services

19%

7.0%

Unemployment
Rate

INCOME



\$40,391

Median Household
Income



\$25,029

Per Capita Income



\$35,547

Median Net Worth

Households By Income

The largest group: <\$15,000 (17.7%)

The smallest group: \$150,000 - \$199,999 (3.1%)

Indicator	Value	Difference	
<\$15,000	17.7%	0	
\$15,000 - \$24,999	13.5%	0	
\$25,000 - \$34,999	12.0%	+0.1%	
\$35,000 - \$49,999	15.5%	0	
\$50,000 - \$74,999	14.3%	0	
\$75,000 - \$99,999	8.7%	0	
\$100,000 - \$149,999	10.7%	0	
\$150,000 - \$199,999	3.1%	0	
\$200,000+	4.5%	0	

Bars show deviation from
Bibb County