



**4900 Mercer University Drive - Suite "B"**  
**Macon, Bibb County, Georgia 31210**

**LEASE**



Created 4/01/20

**STOREFRONT OFFICE / SHOWROOM / WAREHOUSE**

**1,500± SF**

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**LEASE RATE: \$1,050 PER MONTH**

**CBCMACON.COM**

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





## PROPERTY OVERVIEW

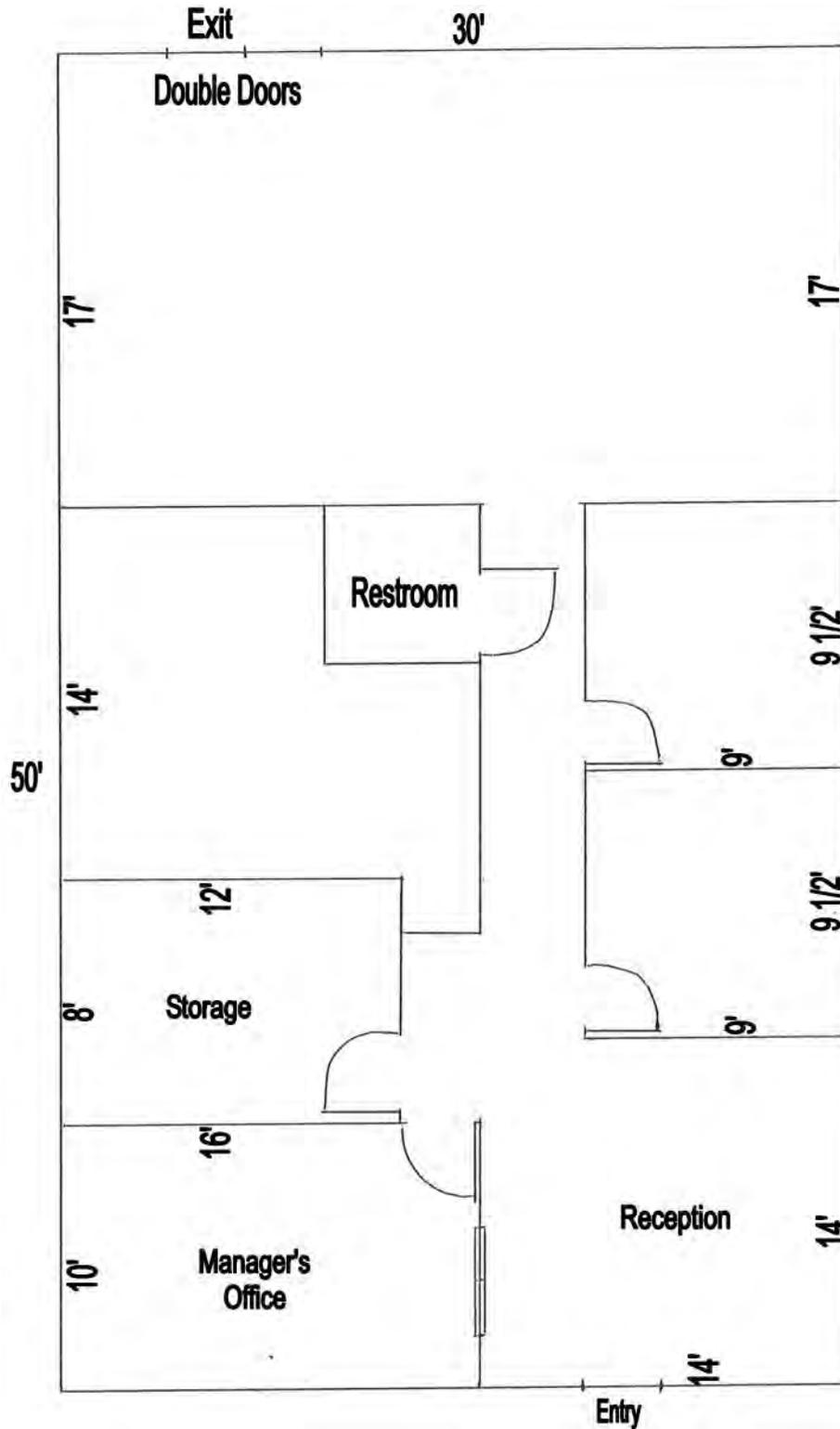
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<b>LOCATION:</b>	Located at signalized intersection one block from Interstate 475 in West Macon.
<b>AVAILABLE SPACE:</b>	1,500± SF Storefront Office / Showroom / Warehouse <ul style="list-style-type: none"><li>- Reception / Showroom</li><li>- Glass wall Manager's office</li><li>- Three (3) private offices</li><li>- Storage</li><li>- Restroom</li><li>- 510± SF Warehouse</li></ul>
<b>AVERAGE DAILY TRAFFIC COUNT:</b>	19,700 Vehicles Per Day
<b>SIGNAGE:</b>	Monument signage with great visibility
<b>PARKING:</b>	Drive-up paved parking
<b>ZONING:</b>	PDE
<b>LEASE RATE:</b>	<b>\$1,050 PER MONTH</b>



# FLOOR PLAN

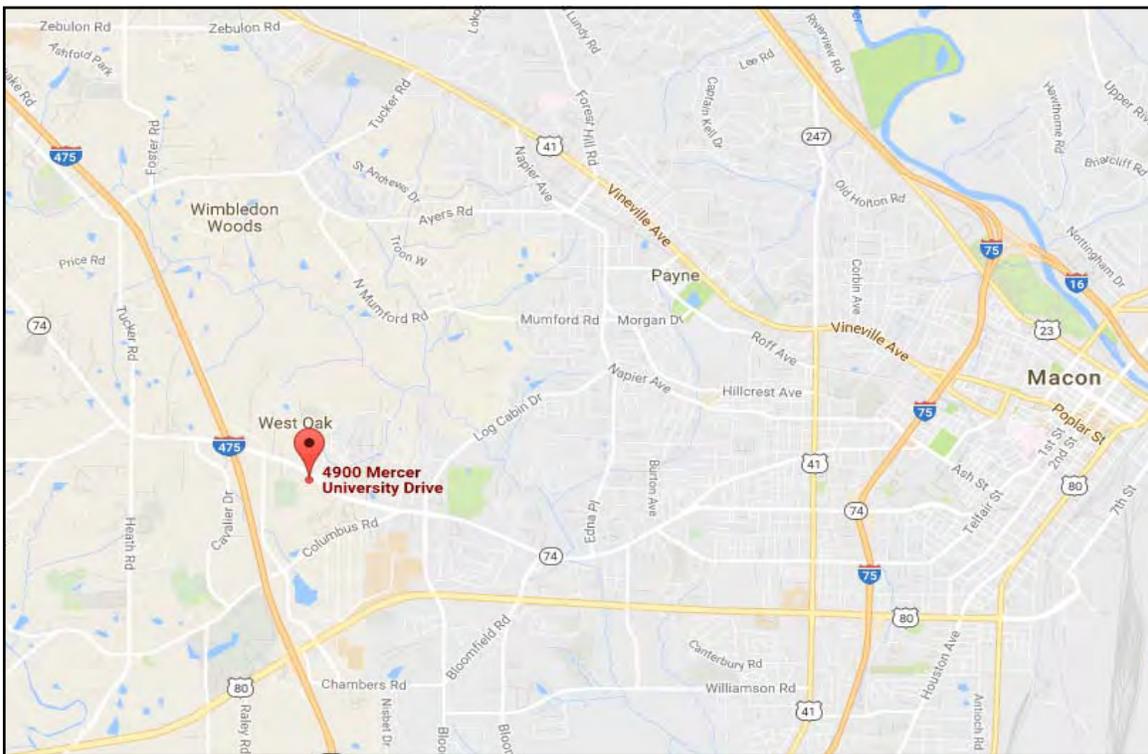
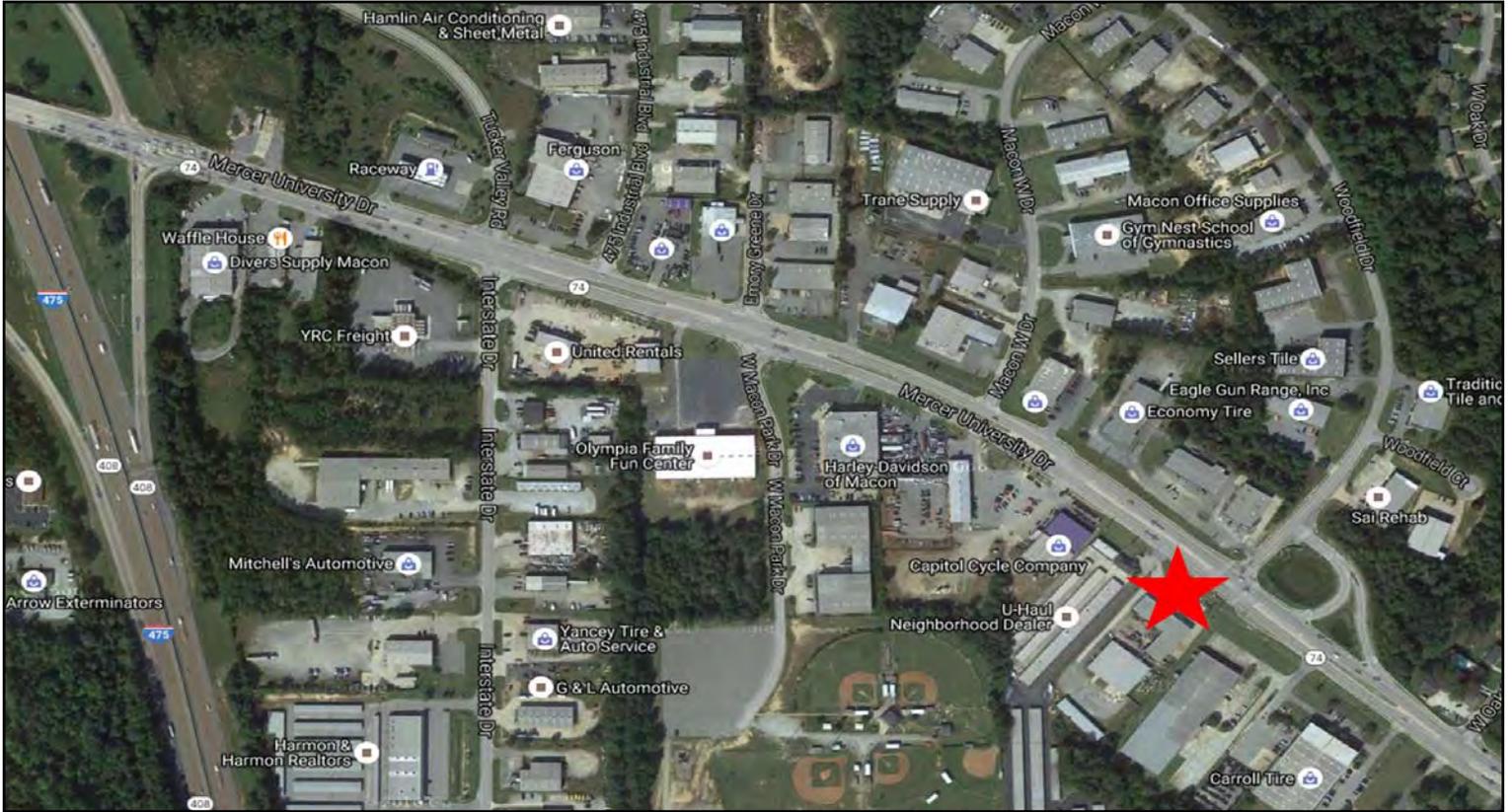
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# MAPS

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# DEMOGRAPHICS - MACON/BIBB COUNTY

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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



**64%**

White Collar



**17%**

Blue Collar



**19%**

Services

**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

Bats show deviation from  
Bibb County