

FOR SALE

PRICE REDUCED

OFFICE BUILDING



652 New Street  
Downtown Macon, Bibb County, Georgia 31201



- Located downtown Macon New Street @ Pine Street; 100 yards from Pine Street entrance to Medical Center of Central Georgia, Navicent Health
- 1,900± SF Professional Office Building
  - Lobby / Reception Area
  - Six private offices
  - Break room
  - Two single fixture restrooms (one handicap accessible)
  - Storage available under building
  - VCT tile flooring throughout
  - 10' ceilings; 2' X 2' acoustical drop ceiling
  - Chair rail and beaded board wainscot
  - Hardwood doors
  - Burglar alarm system
- Built in 1975; totally renovated in 1998
- .09± Acres
- On site parking for six vehicles plus on street parking. High rise parking garage next door available to the public.
- All public utilities on site.
- Zoned CBD-1
- 2017 Property Tax Bill: \$2,119.98

**SALES PRICE: ~~\$330,000~~ \$275,000**

FOR MORE DETAILS CONTACT:

Revised 9/18/17

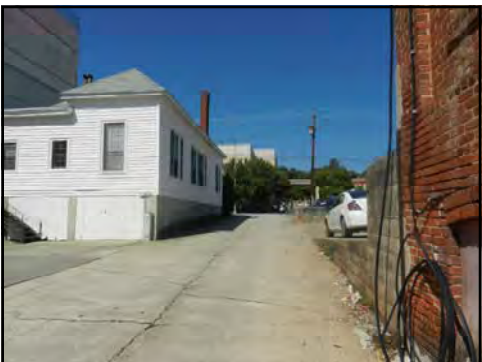
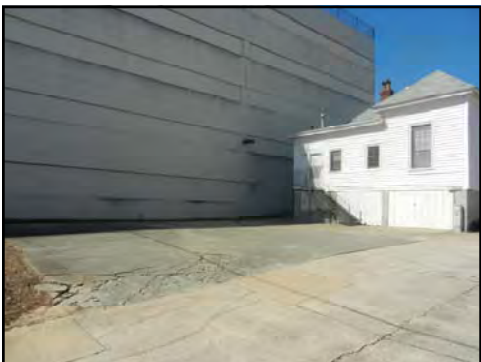
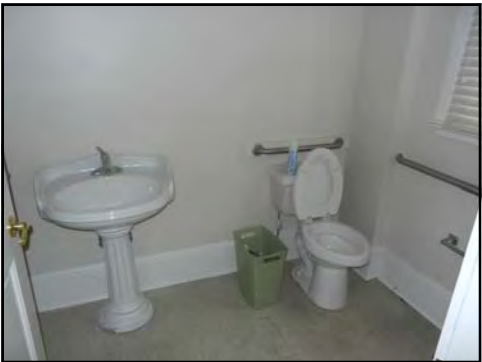
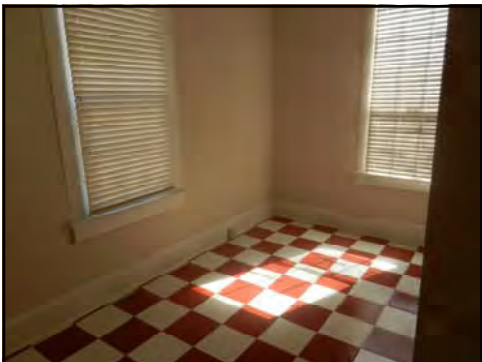
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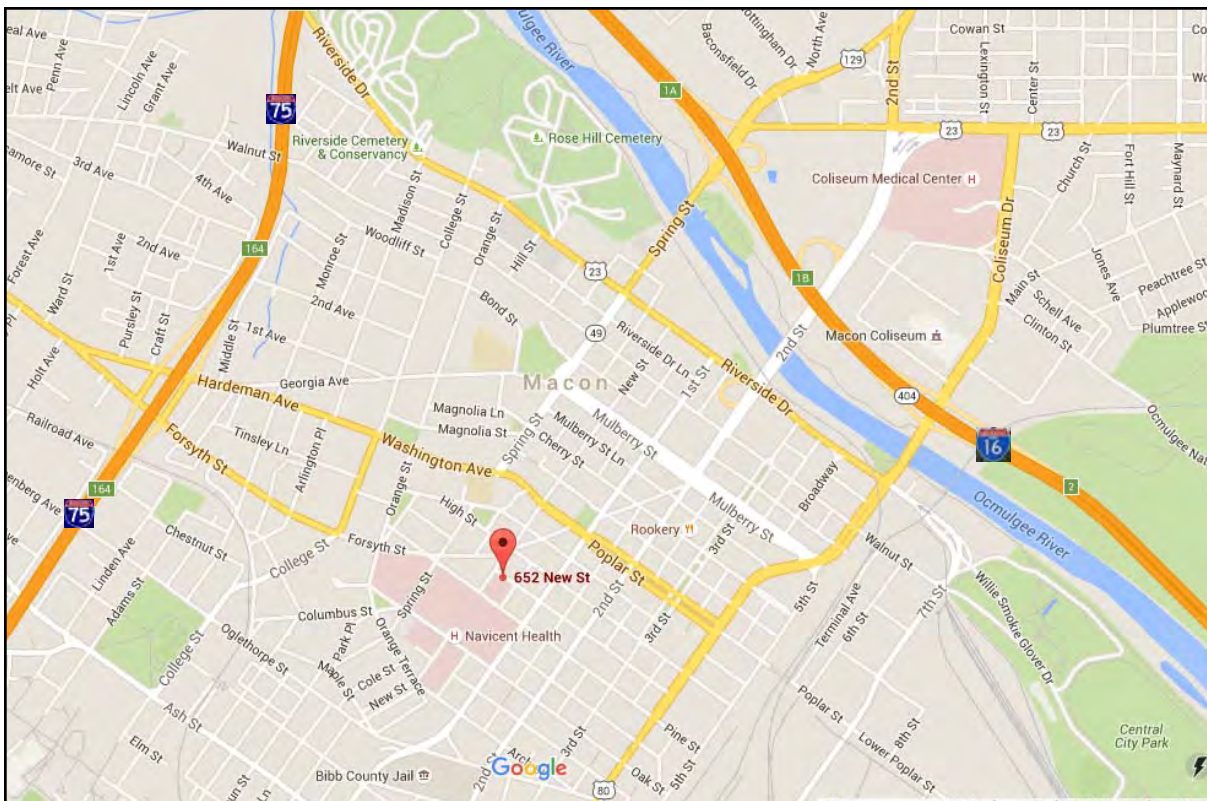






652 New Street - Macon, GA 31201

MAPS







# Demographic and Income Profile

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

Prepared by Esri

Summary	Census 2010	2017	2022
Population	155,333	155,247	153,685
Households	60,215	59,662	58,863
Families	38,669	37,830	37,091
Average Household Size	2.48	2.50	2.50
Owner Occupied Housing Units	33,527	30,685	30,143
Renter Occupied Housing Units	26,688	28,977	28,720
Median Age	35.6	36.7	37.5
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	-0.20%	1.03%	0.83%
Households	-0.27%	1.01%	0.79%
Families	-0.39%	0.92%	0.71%
Owner HHs	-0.36%	0.99%	0.72%
Median Household Income	1.71%	2.05%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	11,667	19.6%	11,415	19.4%
\$15,000 - \$24,999	8,103	13.6%	7,556	12.8%
\$25,000 - \$34,999	6,324	10.6%	5,673	9.6%
\$35,000 - \$49,999	7,660	12.8%	6,687	11.4%
\$50,000 - \$74,999	10,350	17.3%	9,650	16.4%
\$75,000 - \$99,999	5,576	9.3%	6,347	10.8%
\$100,000 - \$149,999	6,115	10.2%	7,123	12.1%
\$150,000 - \$199,999	1,917	3.2%	2,199	3.7%
\$200,000+	1,949	3.3%	2,214	3.8%
Median Household Income	\$41,176		\$44,818	
Average Household Income	\$60,800		\$68,364	
Per Capita Income	\$24,320		\$27,148	

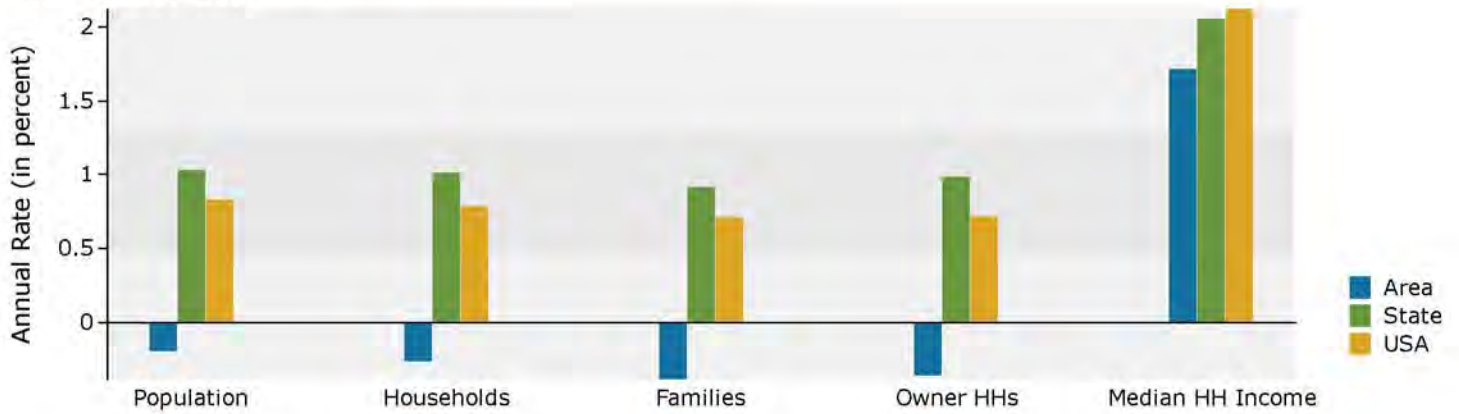
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,439	7.4%	10,521	6.8%	10,353	6.7%
5 - 9	10,915	7.0%	10,426	6.7%	9,903	6.4%
10 - 14	10,812	7.0%	10,467	6.7%	10,245	6.7%
15 - 19	11,749	7.6%	10,823	7.0%	10,615	6.9%
20 - 24	11,524	7.4%	11,322	7.3%	10,529	6.9%
25 - 34	20,158	13.0%	20,807	13.4%	20,148	13.1%
35 - 44	19,020	12.2%	18,613	12.0%	19,196	12.5%
45 - 54	21,618	13.9%	18,837	12.1%	17,704	11.5%
55 - 64	18,430	11.9%	19,577	12.6%	18,381	12.0%
65 - 74	10,447	6.7%	14,010	9.0%	15,585	10.1%
75 - 84	6,600	4.2%	6,798	4.4%	7,990	5.2%
85+	2,621	1.7%	3,047	2.0%	3,036	2.0%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	67,130	43.2%	62,182	40.1%	57,951	37.7%
Black Alone	80,976	52.1%	84,577	54.5%	86,131	56.0%
American Indian Alone	332	0.2%	339	0.2%	348	0.2%
Asian Alone	2,531	1.6%	3,120	2.0%	3,599	2.3%
Pacific Islander Alone	120	0.1%	133	0.1%	147	0.1%
Some Other Race Alone	2,012	1.3%	2,232	1.4%	2,451	1.6%
Two or More Races	2,232	1.4%	2,664	1.7%	3,058	2.0%
Hispanic Origin (Any Race)	4,386	2.8%	5,138	3.3%	5,810	3.8%

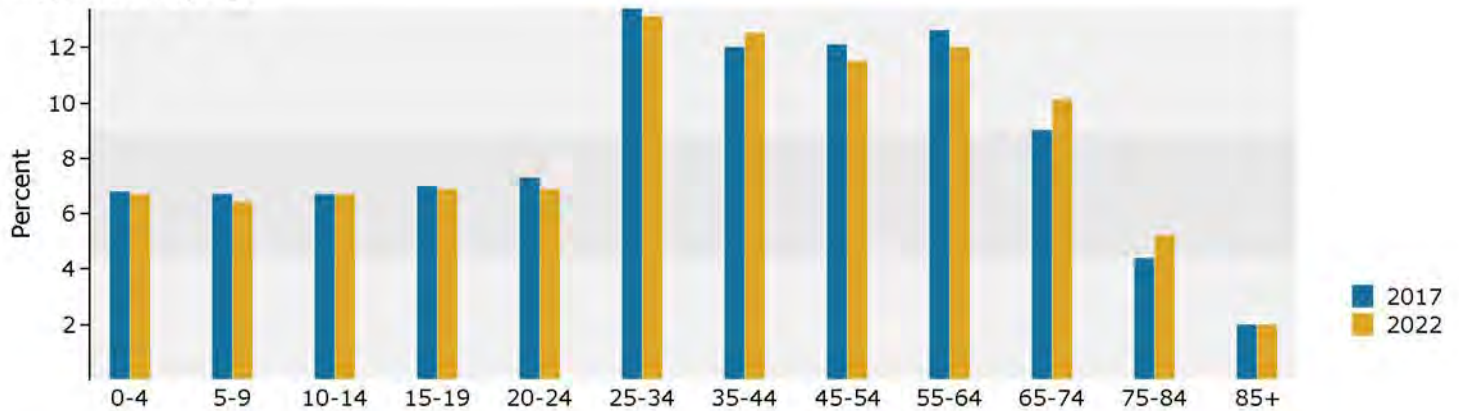
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

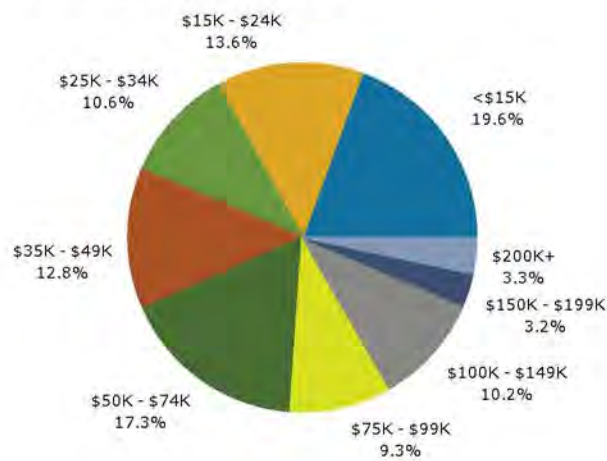
## Trends 2017-2022



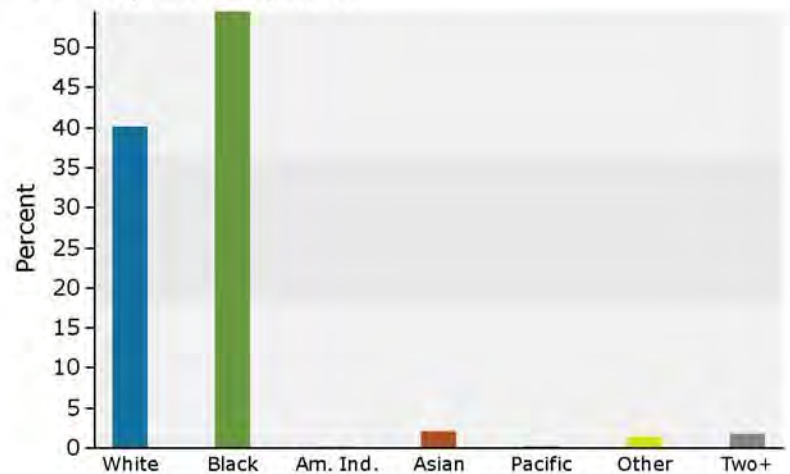
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 3.3%