

FOR SALE

.56± Acre Development Site

**1141 Clinton Road
Macon, Bibb County, Georgia 31211**



EBERHARDT & BARRY



ENTIRE SITE HAS BEEN CLEARED

- Located off Gray Highway in East Macon
- .56± Acres
- 127±' frontage; 192' depth
- Traffic Count: 44,700 VPD @ Gray Highway & Clinton Road
- Topography: Level at road grade
- Zoned C4
- All utilities available to site.
- Tax Bill: \$336

SALES PRICE: \$34,900

FOR MORE DETAILS CONTACT:

PATRICK BARRY - EXCLUSIVE AGENT
pbarry@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.

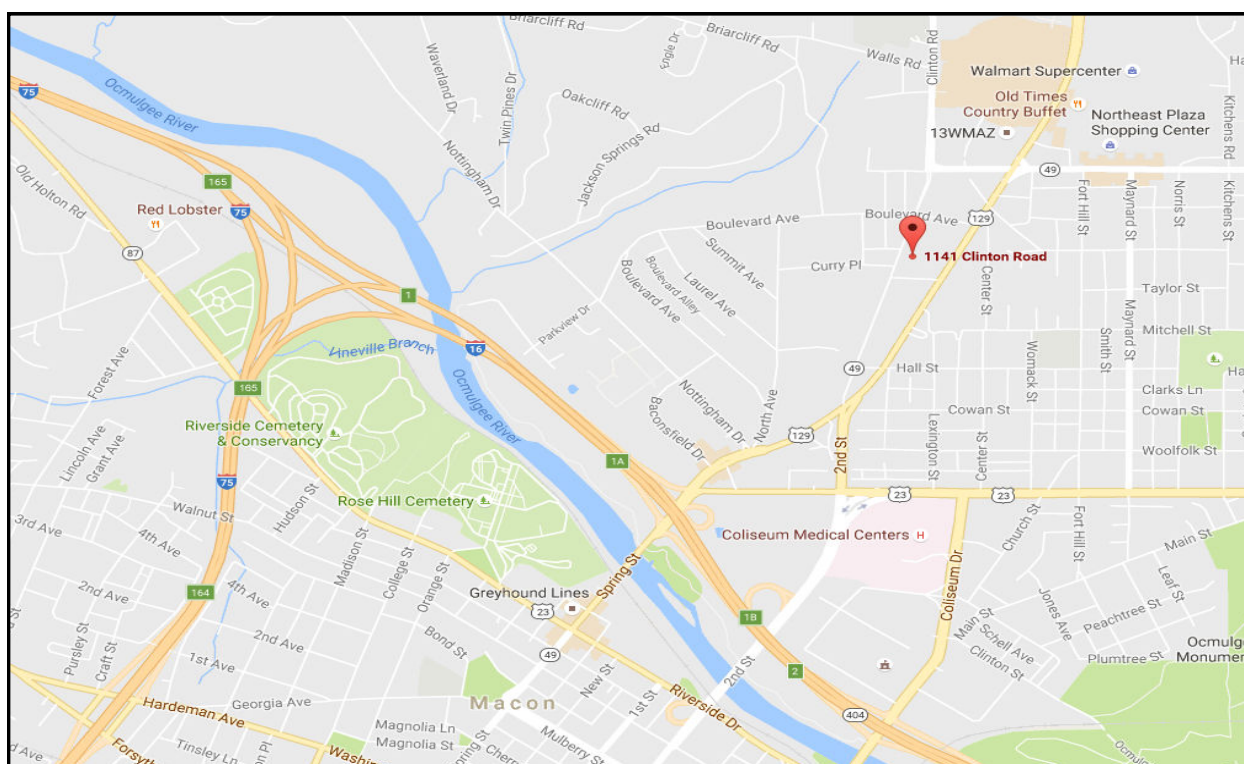
Main 478-746-8171
Fax 478-746-1362
www.cbcmacon.com

Toll Free 800-926-0990
Cell 478-718-1806

990 Riverside Drive
Macon, GA 31201

1141 Clinton Road - Macon, GA 31211

MAPS





Demographic and Income Profile

Bibb County, GA 3
Bibb County, GA (13021)
Geography: County

Prepared by Esri

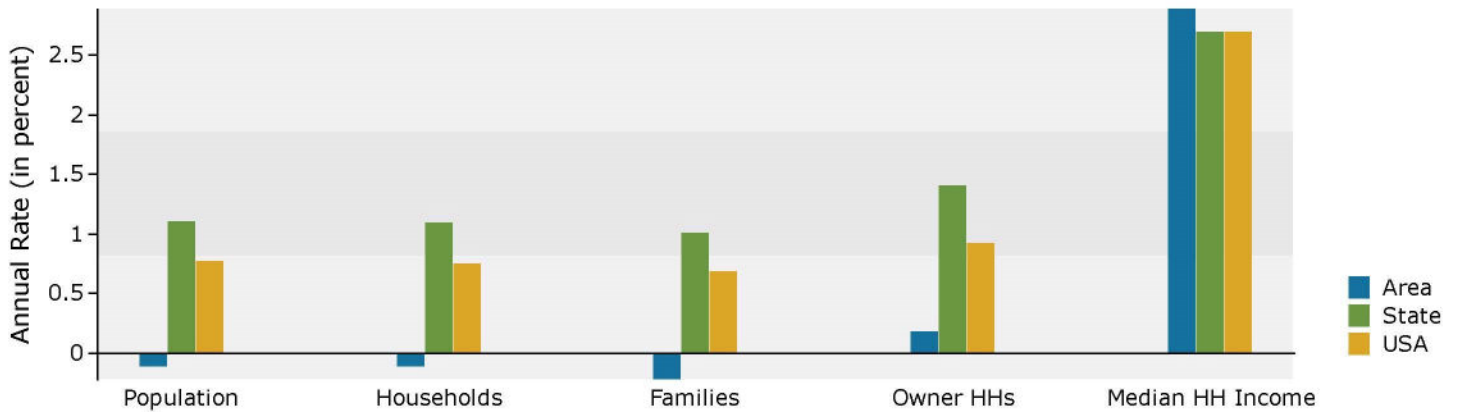
Summary	Census 2010		2019		2024		
Population	155,547		154,835		153,937		
Households	60,295		60,070		59,719		
Families	38,714		37,998		37,558		
Average Household Size	2.48		2.48		2.48		
Owner Occupied Housing Units	33,537		30,561		30,840		
Renter Occupied Housing Units	26,758		29,509		28,879		
Median Age	35.5		37.1		38.1		
Trends: 2019 - 2024 Annual Rate	Area		State		National		
Population	-0.12%		1.10%		0.77%		
Households	-0.12%		1.09%		0.75%		
Families	-0.23%		1.01%		0.68%		
Owner HHs	0.18%		1.41%		0.92%		
Median Household Income	2.89%		2.70%		2.70%		
			2019		2024		
Households by Income			Number	Percent	Number	Percent	
	<\$15,000		10,616	17.7%	8,497	14.2%	
	\$15,000 - \$24,999		8,138	13.5%	7,299	12.2%	
	\$25,000 - \$34,999		7,178	11.9%	6,547	11.0%	
	\$35,000 - \$49,999		9,317	15.5%	9,133	15.3%	
	\$50,000 - \$74,999		8,569	14.3%	8,778	14.7%	
	\$75,000 - \$99,999		5,248	8.7%	5,842	9.8%	
	\$100,000 - \$149,999		6,429	10.7%	7,875	13.2%	
	\$150,000 - \$199,999		1,886	3.1%	2,505	4.2%	
	\$200,000+		2,689	4.5%	3,243	5.4%	
Median Household Income			\$40,392		\$46,580		
Average Household Income			\$64,333		\$75,235		
Per Capita Income			\$25,030		\$29,259		
			2019		2024		
Population by Age	Census 2010		2019		2024		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	11,465	7.4%	10,296	6.6%	10,165	6.6%
	5 - 9	10,931	7.0%	10,246	6.6%	9,835	6.4%
	10 - 14	10,833	7.0%	10,434	6.7%	10,128	6.6%
	15 - 19	11,777	7.6%	10,675	6.9%	10,639	6.9%
	20 - 24	11,537	7.4%	10,919	7.1%	10,375	6.7%
	25 - 34	20,188	13.0%	20,691	13.4%	19,734	12.8%
	35 - 44	19,047	12.2%	18,781	12.1%	19,508	12.7%
	45 - 54	21,631	13.9%	18,320	11.8%	17,832	11.6%
	55 - 64	18,449	11.9%	19,443	12.6%	17,835	11.6%
	65 - 74	10,462	6.7%	14,769	9.5%	15,939	10.4%
	75 - 84	6,602	4.2%	7,136	4.6%	8,773	5.7%
	85+	2,625	1.7%	3,125	2.0%	3,174	2.1%
				2019		2024	
Race and Ethnicity	Census 2010		2019		2024		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	67,199	43.2%	59,001	38.1%	54,442	35.4%
	Black Alone	81,116	52.1%	86,724	56.0%	89,056	57.9%
	American Indian Alone	332	0.2%	356	0.2%	374	0.2%
	Asian Alone	2,531	1.6%	3,492	2.3%	4,130	2.7%
	Pacific Islander Alone	120	0.1%	132	0.1%	143	0.1%
	Some Other Race Alone	2,014	1.3%	2,234	1.4%	2,409	1.6%
	Two or More Races	2,235	1.4%	2,896	1.9%	3,383	2.2%
	Hispanic Origin (Any Race)			5,202	3.4%	5,811	3.8%

Data Note: Income is expressed in current dollars.

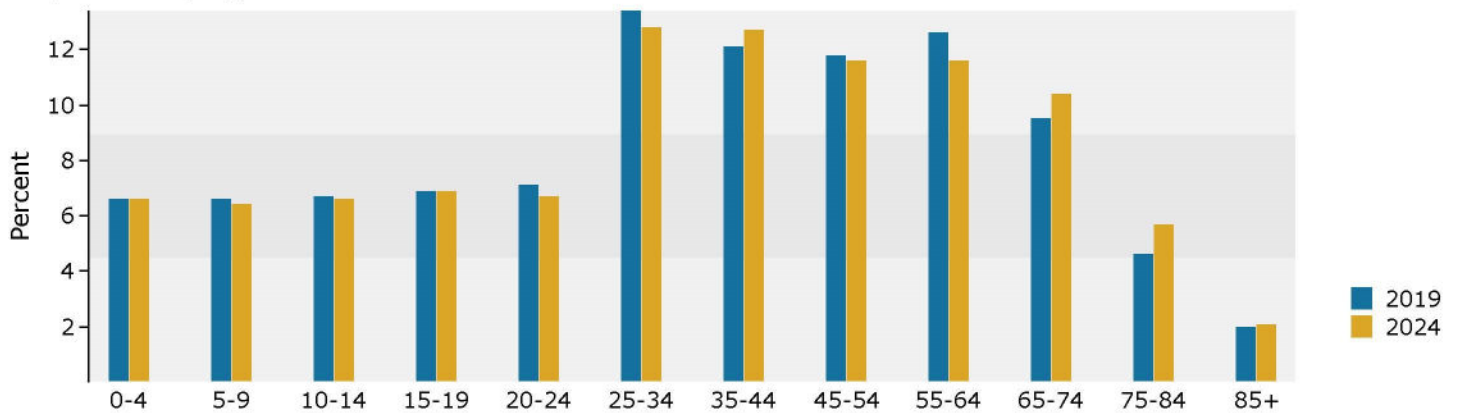
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

July 30, 2019

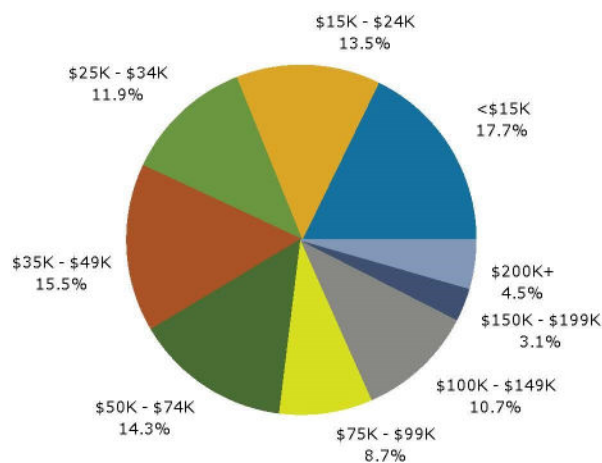
Trends 2019-2024



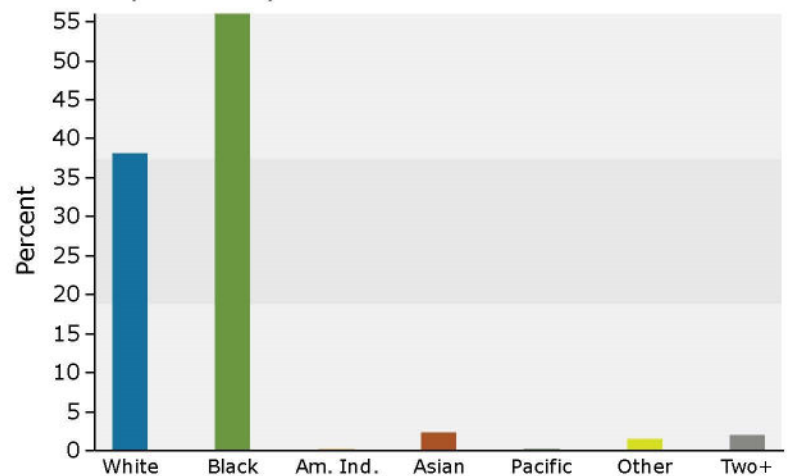
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 3.4%



1141 Clinton Road

Mc Afee Towers

Tire Depot

Cricket Wireless
Authorized Retailer

Burger King

Krystal

DQ Grill &
Chill Restaurant

SunTrust Bank

Lexington St

Shaaz International
Market PI

Chen's Wok

Auto Money Title Pawn

Billy's Mobile Glass

Wendy's

Jiffy Lube

Middle Georgia
Tent Rentals

Chichester's
Homecare, Inc

Town and Country
Shopping Center

Western Finance