FOR SALE



238 Mercer Junction Macon, Bibb County, Georgia 31210



EBERHARDT & BARRY



- Conveniently located off Interstate 475
- 4± Acres
- Zoned PDE
- All public utilities available to site.
- Daily traffic count: 19,800 vehicles per day on Mercer University Drive; 56,900 vehicles per day on Interstate 475
- Neighbors: North Ridge Family Healthcare, Raceway, Ferguson Enterprises, Waffle House, Divers Supply, AAA Pool Supply, United Rentals, Mid Georgia Propane, Harley Davidson

SALES PRICE: \$149,000

FOR MORE DETAILS CONTACT:

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990 Riverside Drive Macon, GA 31201

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Created 11/30/17





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PARCEL MAP



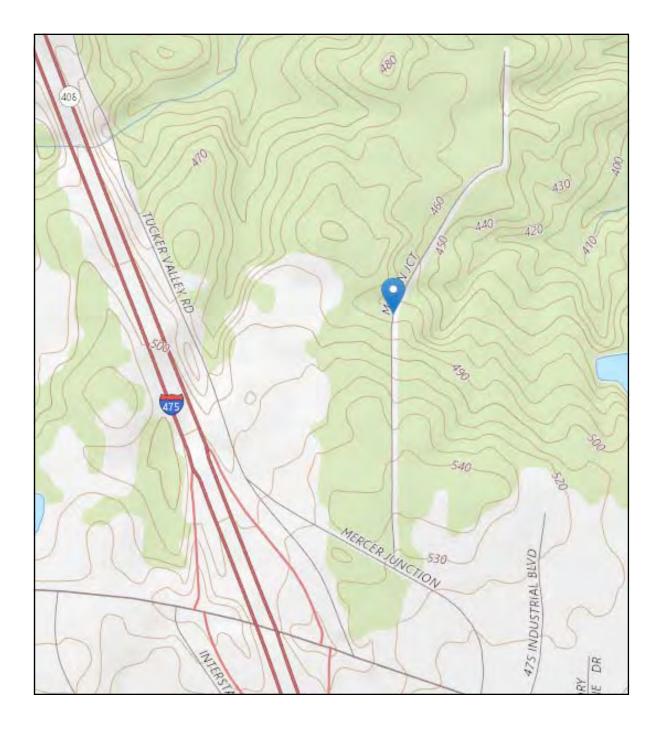


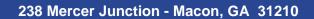


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238 Mercer Junction - Macon, GA 31210

TOPOGRAPHY MAP





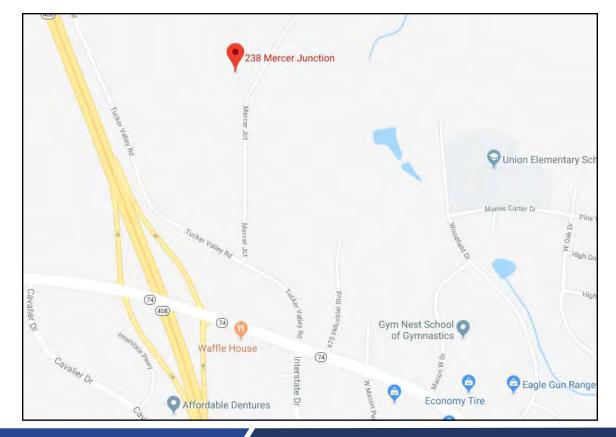
LOCATION MAPS

COLDWELL Banker

EBERHARDT & BARRY

MMERCIAL

Athens Marietta 278 Lexingtor Jacksonville Atlanta 59 (441) 221 Anniston Oconee 20 285 Carrollton National Forest Covingtono 20 78 20 Aiker 20 Greensboro Oran Augusta 20 85 Talladega Newnar 520 (431) 278 23 78 Griffin Talladega Barnwell 75 National Forest 301 Milledgeville Waynesboro (431) 221 23 85 Sandersville LaGrange Alexander City 238 Mercer Junction Thomastor Hampton 185 Macon Sylvania 80 278 Warner Robins (80) (441) Auburn Swainsboro (280) Wetumpka Dublin Millbrook Columbus Perry Statesboro 85 (80) Metter Montgomery T Cusseta 80 (441) (221) Vidalia Eastman 65 (301) Union Springs Lyons 82 Savannah Americus (129) Cordele (280) 0 Tybe Plainso Richmond Hill Eufaula 29 (441) Hinesville Troy 82 Dawson 19 Baxley 95 75 Fitzgerald (431) Luverne Albany sup Abbeville Alma 17 Douglas (82) Tifton (341) Ozark Blakely (441) Enterprise 84) lusia Opp Dothan Camilla 75 Waycross Moultrie Brunswick Adel





Demographic and Income Profile

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

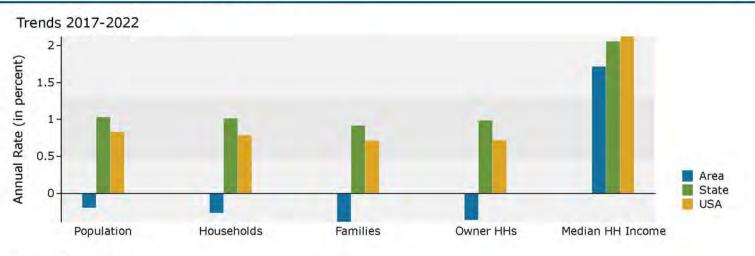
Summary	Cer	nsus 2010		2017		2022	
Population		155,333		155,247		153,685	
Households		60,215		59,662		58,863	
Families		38,669		37,830		37,091	
Average Household Size		2.48		2.50		2.50	
Owner Occupied Housing Units		33,527		30,685		30,143	
Renter Occupied Housing Units		26,688		28,977		28,720	
Median Age		35.6		36.7		37.5	
Trends: 2017 - 2022 Annual Rate		Area		State		Nationa	
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%	
			2017		20	2022	
Households by Income			Number	Percent	Number	Percen	
<\$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	11.49	
\$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	3.79	
\$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		
	Census 2010			2017		2022	
Population by Age	Number	Percent	Number	Percent	Number	Percen	
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	6.79	
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	13.19	
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%	
	Census 2010 2017					122	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percen	
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	0.29	
Asian Alone		1.6%	3,120	2.0%	3,599	2.39	
Pacific Islander Alone	2,531 120	0.1%	133	0.1%	3,399	0.19	
Some Other Race Alone				1.4%			
Two or More Races	2,012	1.3%	2,232		2,451	1.6%	
	2,232	1.4%	2,664	1.7%	3,058	2.0%	
Two of More Races							

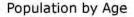
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

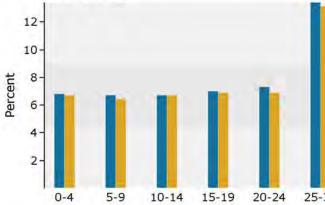


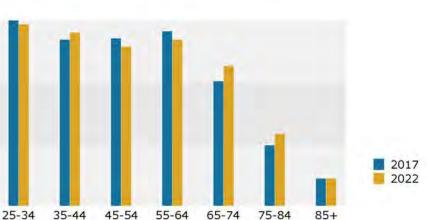
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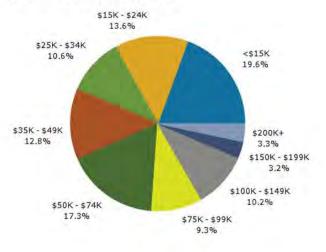




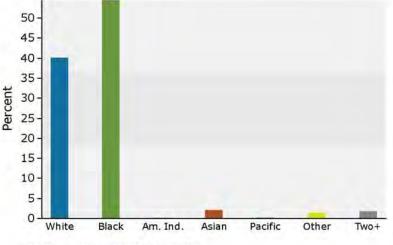




2017 Household Income



2017 Population by Race



²⁰¹⁷ Percent Hispanic Origin: 3.3%