

FOR SALE



EBERHARDT & BARRY

PROPERTY VIDEO: <https://youtu.be/W0FrDGxc Ms>

**PRICE REDUCED**



**Former Macon Telegraph Publishing Company  
& Adjacent Parking Lots  
140,800± SF - 4.29 Total Acres**

**120 Broadway • 139 Broadway • 415 Walnut Street • 179 Fifth Street  
Macon, Bibb County, Georgia 31201**

**REDUCED SALES PRICE: ~~\$2,350,000~~ \$1,750,000**

**FOR MORE DETAILS CONTACT:**

Revised 07/16/18

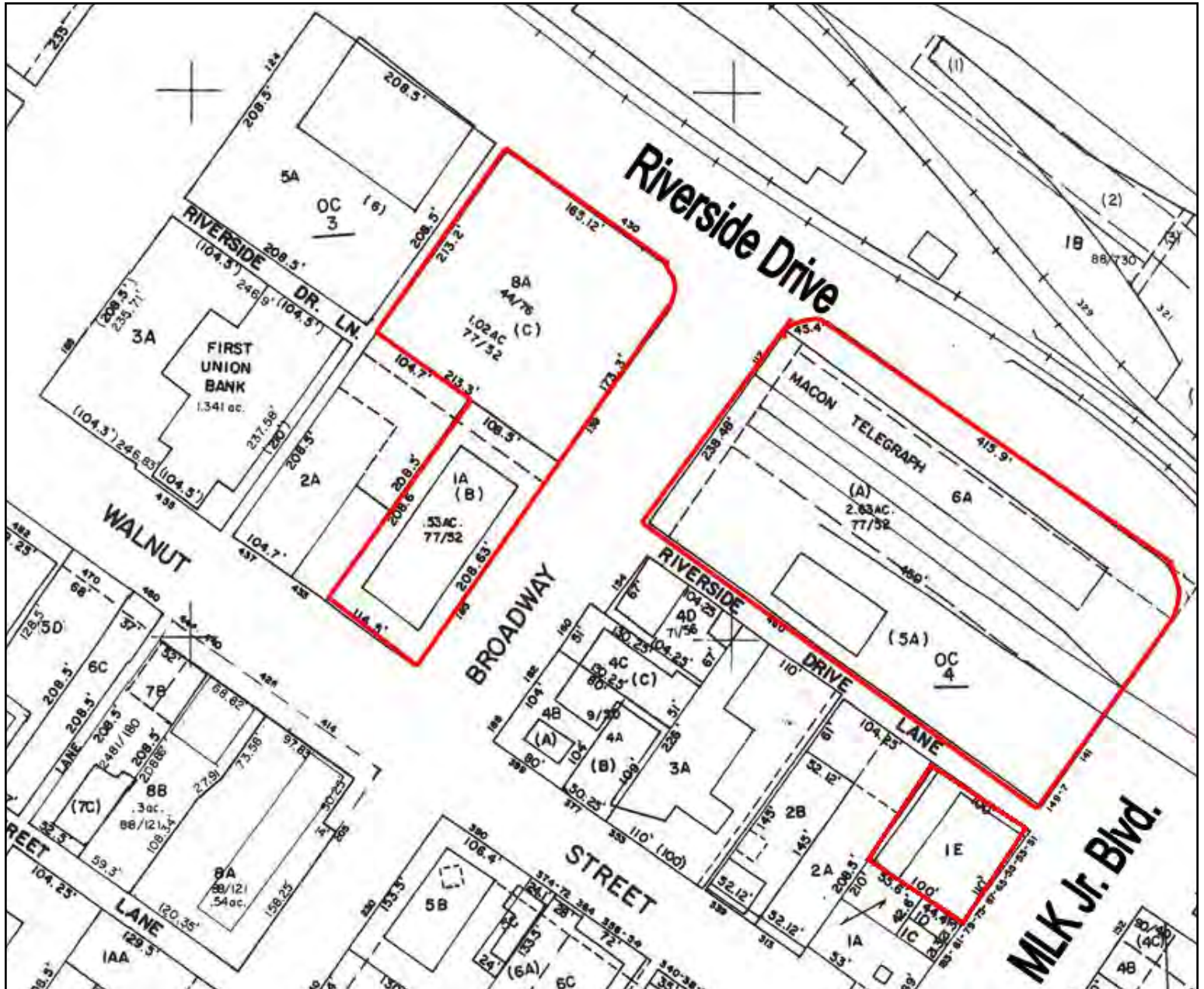
**ARTHUR P. BARRY III, SIOR - EXCLUSIVE AGENT**  
abarry@cbcworldwide.com  
Coldwell Banker Commercial Eberhardt & Barry Inc.

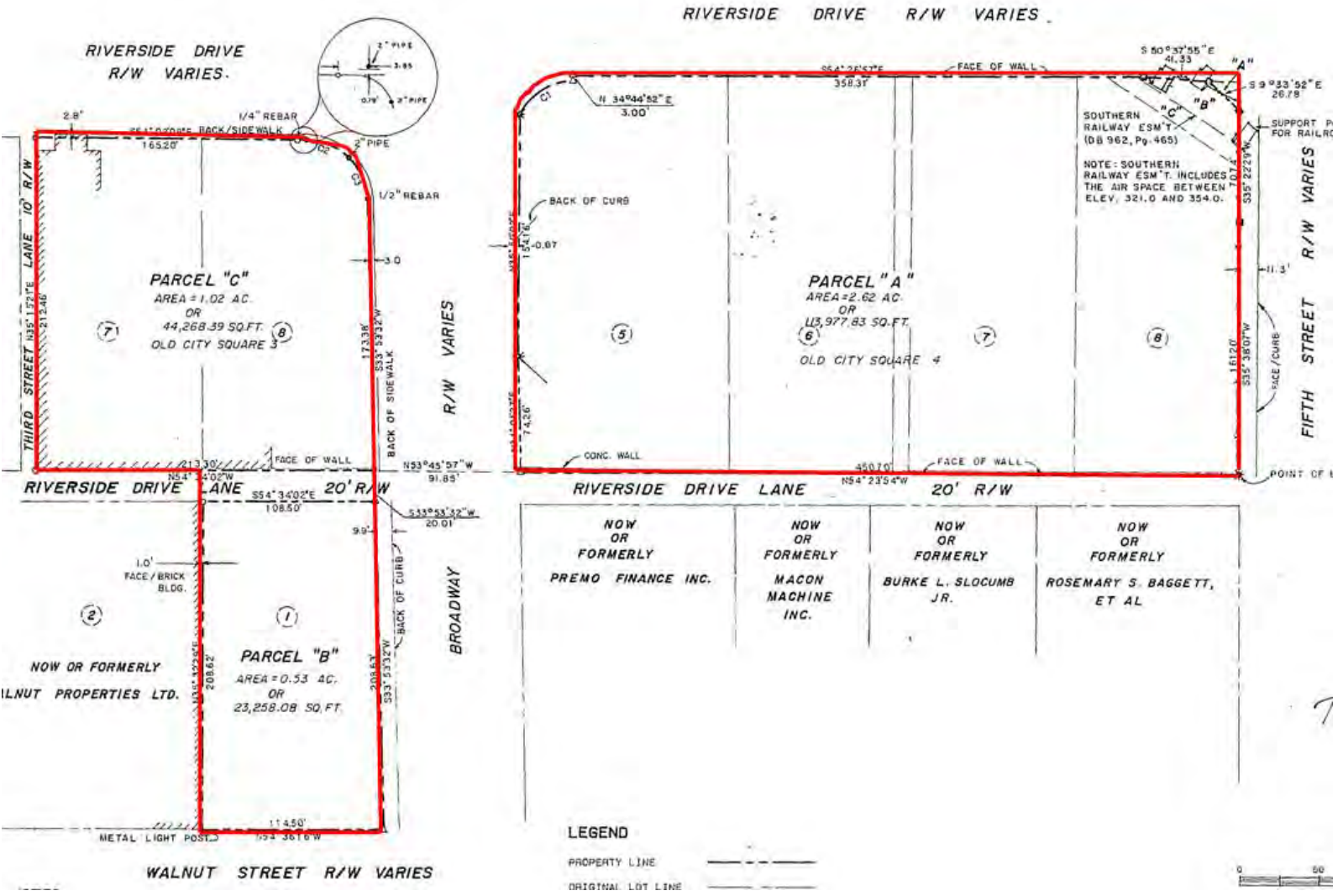
Main 478-746-8171 Toll Free 800-926-0990  
Fax 478-746-1362 Cell 478-731-8000  
[www.cbmacon.com](http://www.cbmacon.com)

990 Riverside Drive  
Macon, GA 31201

<b>PROPERTY VIDEO:</b>	<a href="https://youtu.be/W0FrDGxc_Ms">https://youtu.be/W0FrDGxc_Ms</a>
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"> <li>• 140,814± SF Three-Story Industrial Building with Basement                             <ul style="list-style-type: none"> <li>- 50,694± SF Office Space over three floors</li> <li>- Three elevators and one freight elevator                                     <ul style="list-style-type: none"> <li>- Otis Elevator contract: \$4903.56 /Year</li> </ul> </li> </ul> </li> </ul>
<b>ACREAGE:</b>	4.29 Total Acres
<b>TAX PARCEL ID:</b>	<ul style="list-style-type: none"> <li>• 120 Broadway (Main Bldg.): R073-0118</li> <li>• 139 Broadway (Corner Parking Lot @ Riverside: R073-0117</li> <li>• 415 Walnut Street (Walnut @ Broadway Parking Lot): R073-0112</li> <li>• 179 Fifth Street (MLK Parking Lot): R073-0129</li> </ul>
<b>YEAR BUILT / RENOVATED:</b>	1861 / 1989
<b>CONSTRUCTION:</b>	Brick / Concrete Block / Steel
<b>FOUNDATION:</b>	Poured concrete
<b>ROOF:</b>	Membrane
<b>WINDOWS:</b>	Double pane
<b>FLOOR:</b>	<ul style="list-style-type: none"> <li>• Office: Carpet &amp; tile</li> <li>• Production area: Concrete</li> </ul>
<b>CEILING / LIGHTING:</b>	<ul style="list-style-type: none"> <li>• Office: Acoustical tile with fluorescent fixtures</li> <li>• Production area: Exposed rafters with halide fixtures</li> </ul>
<b>HVAC:</b>	100% heated and cooled (Maintenance Contract Pg.19)
<b>COLUMN SPACING:</b>	30' x 30'
<b>CEILING HEIGHTS:</b>	10', 12', 16', 32'
<b>TRUCK LOADING:</b>	15 dock high loading doors
<b>PARKING:</b>	182 asphalt parking spaces
<b>FIRE PROTECTION:</b>	100% wet system
<b>UTILITIES:</b>	<ul style="list-style-type: none"> <li>• Electricity: Georgia Power</li> <li>• Water / Sewer: Macon Water Authority</li> <li>• Natural Gas: Atlanta Gas Light</li> <li>• Telephone / Cable / Internet: Various Providers</li> </ul>
<b>UTILITY RATES:</b>	<ul style="list-style-type: none"> <li>• Constellation Gas \$41.62/Month Average</li> <li>• Dixie Safety (fire extinguisher service) \$375/Month Average</li> <li>• Georgia Power - Parking Lot- \$335/Month Average</li> <li>• Georgia Power - Building - \$22,963/Month Average</li> <li>• Macon Water Authority - 4 meters - \$523.00/Month Average</li> </ul>
<b>ZONING:</b>	CBD-1, Central Business District
<b>TAX BILL:</b>	\$24,619.69 (2017)
<b>TRANSPORTATION:</b>	One block from Interstate 16 / Interstate 75
<b>REDUCED SALES PRICE:</b>	<del>\$2,350,000</del> <b>\$1,750,000</b>









1—2nd Floor-Executive Suite



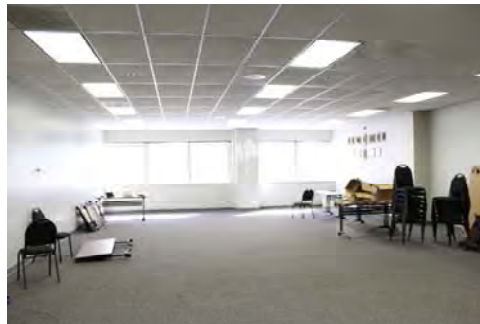
2—2nd Floor-Office-Right Side



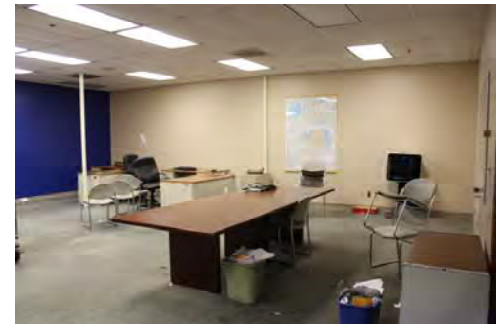
3—2nd Floor-Office-Right Side



4—2nd Floor-Office-Middle Bldg



5—2nd Floor-Training Room



6—2nd Floor-Office-Back of Bldg



7—1st Floor-Office Bldg



8—1st Floor-Conference Room



9—1st Floor-Office-Left Side



10—1st Floor-Office-Left Side



11—1st Floor-Break Room



12—2nd Floor-Exec Conf Room-  
Kitchen



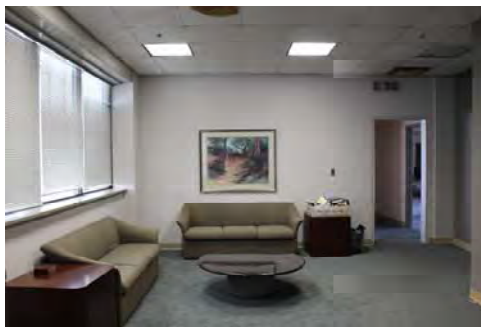
13—2 Story Offices-MLK View



14—2nd Floor Exec Conf Room



15—2nd Floor Executive Offices



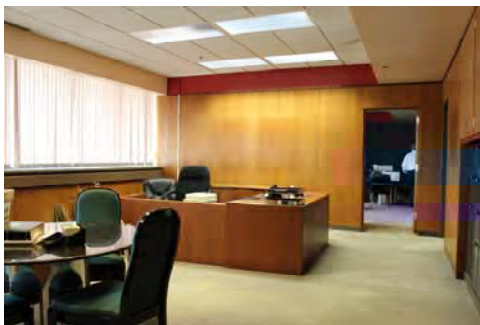
16—2nd Floor Reception



17—2nd Floor Training



18—2nd Floor Office-Rear of Bldg



19—2nd Floor Executive Secretary



20—Foyer & Stairwell



21—Lobby



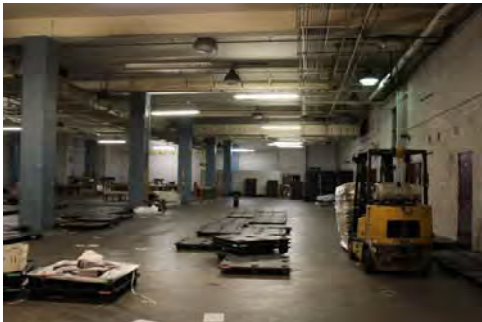
22—Basement



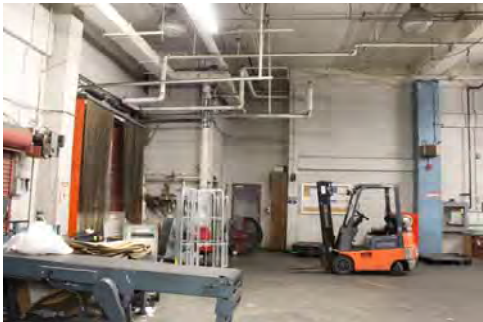
23—Basement



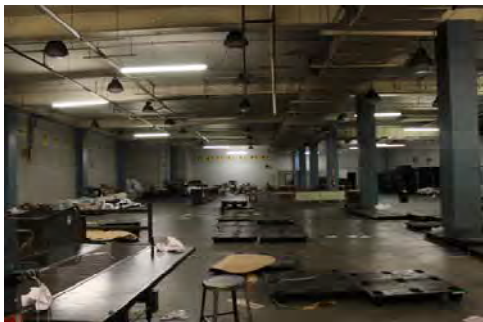
24—Basement



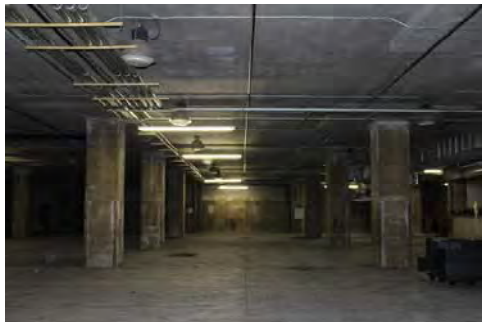
25—Basement



26—Basement



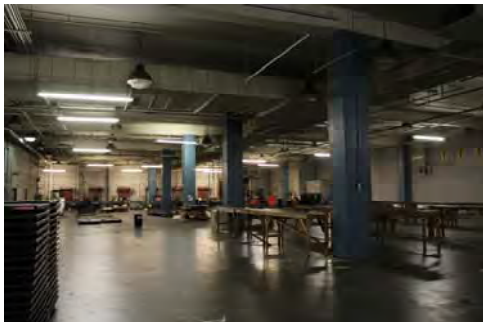
27—Basement



28—Basement



29—Basement



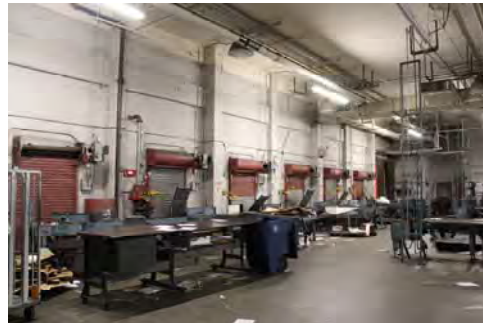
30—Basement



31—Ink Room



32—Press Room



33—Receiving Doors-MLK Access



34—Freight Elevator



35—120 Broadway



36—139 Broadway—Parking Lot





37—139 Broadway—Parking Lot



38—179 Fifth St—Parking Lot



39—415 Walnut St—Building



40—415 Walnut St—Building & Lot



41—415 Walnut St—Parking Lot



42—Alley View



43—Drive-In Ramp



44—MLK Parking Lot



45—MLK Parking Lot 1 & 2



46—MLK Elevation



47—MLK View



48—Riverside Elevation



49—Riverside Dr View



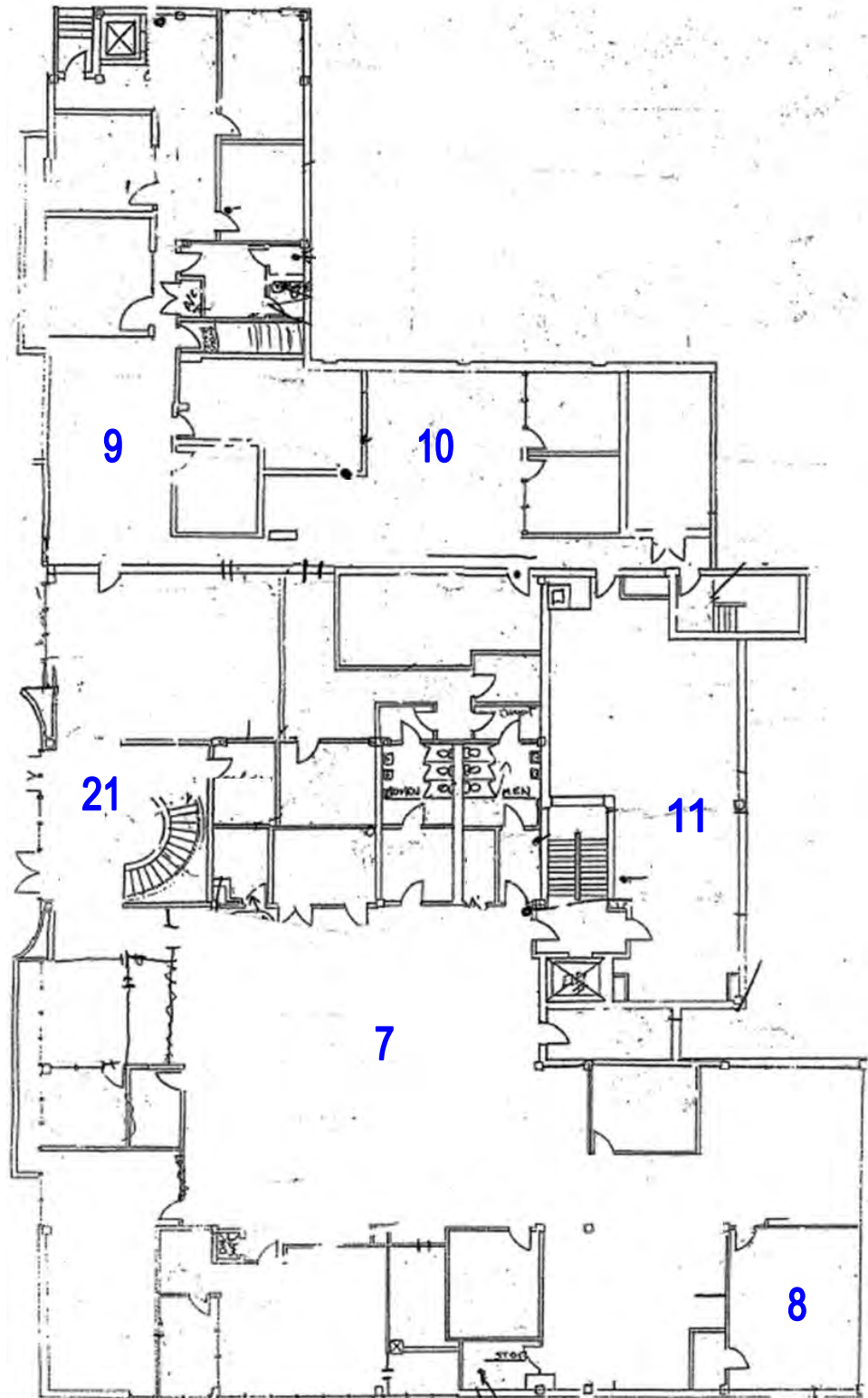
50—Riverside Dr View



Numbers correspond with photos beginning on Page 6.

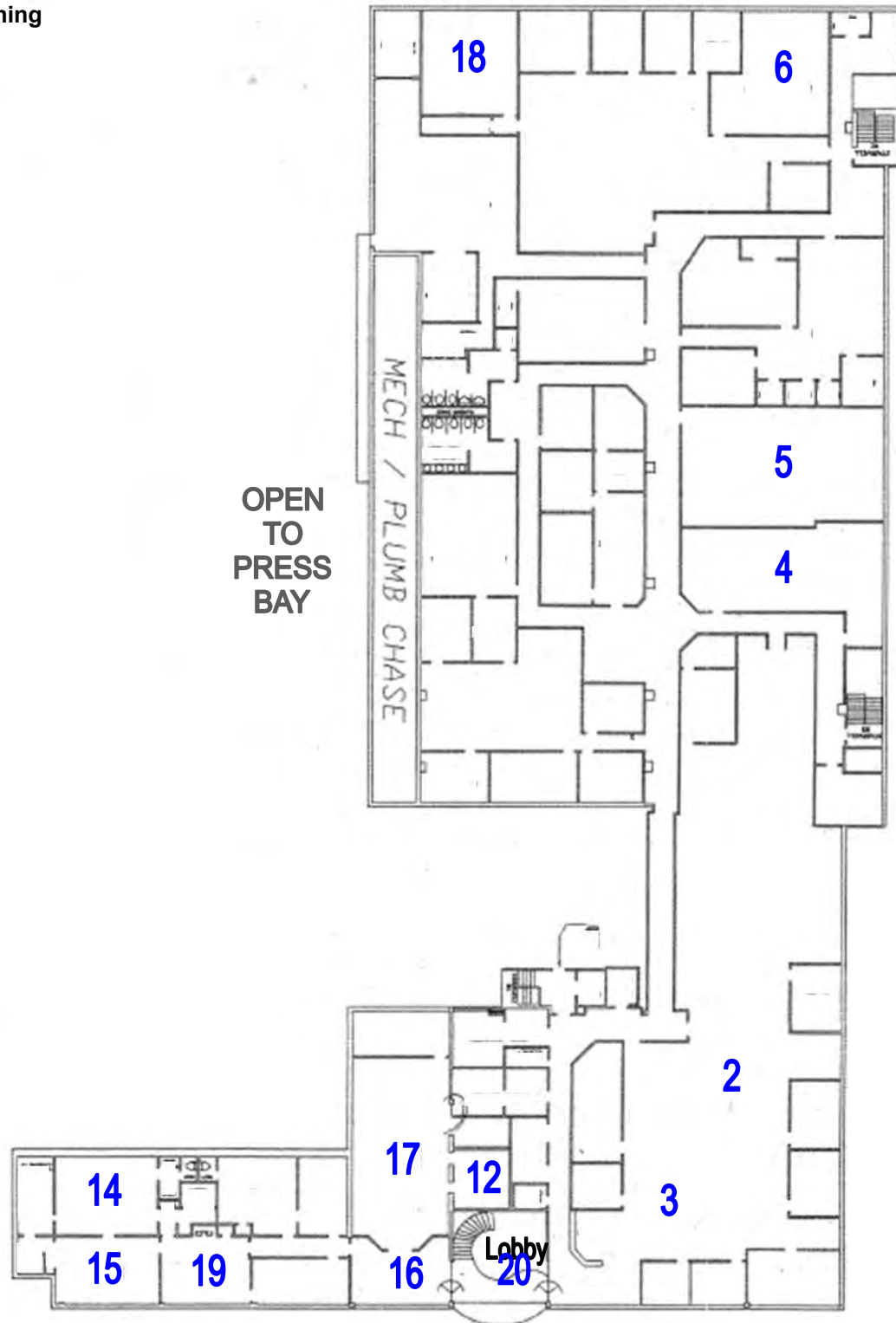
9C

Front of Building  
35



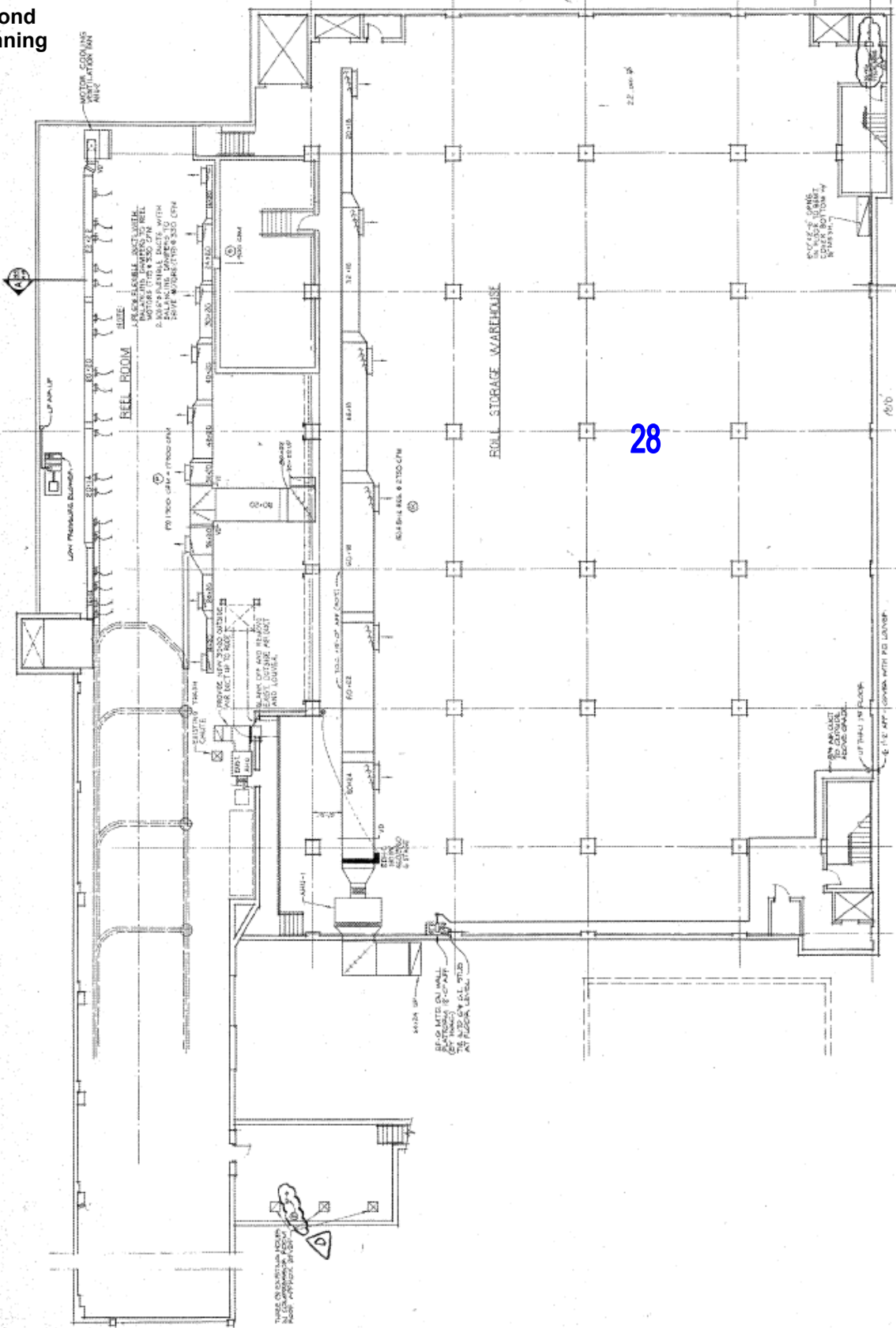


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with photos beginning  
on Page 6.



Front of Building

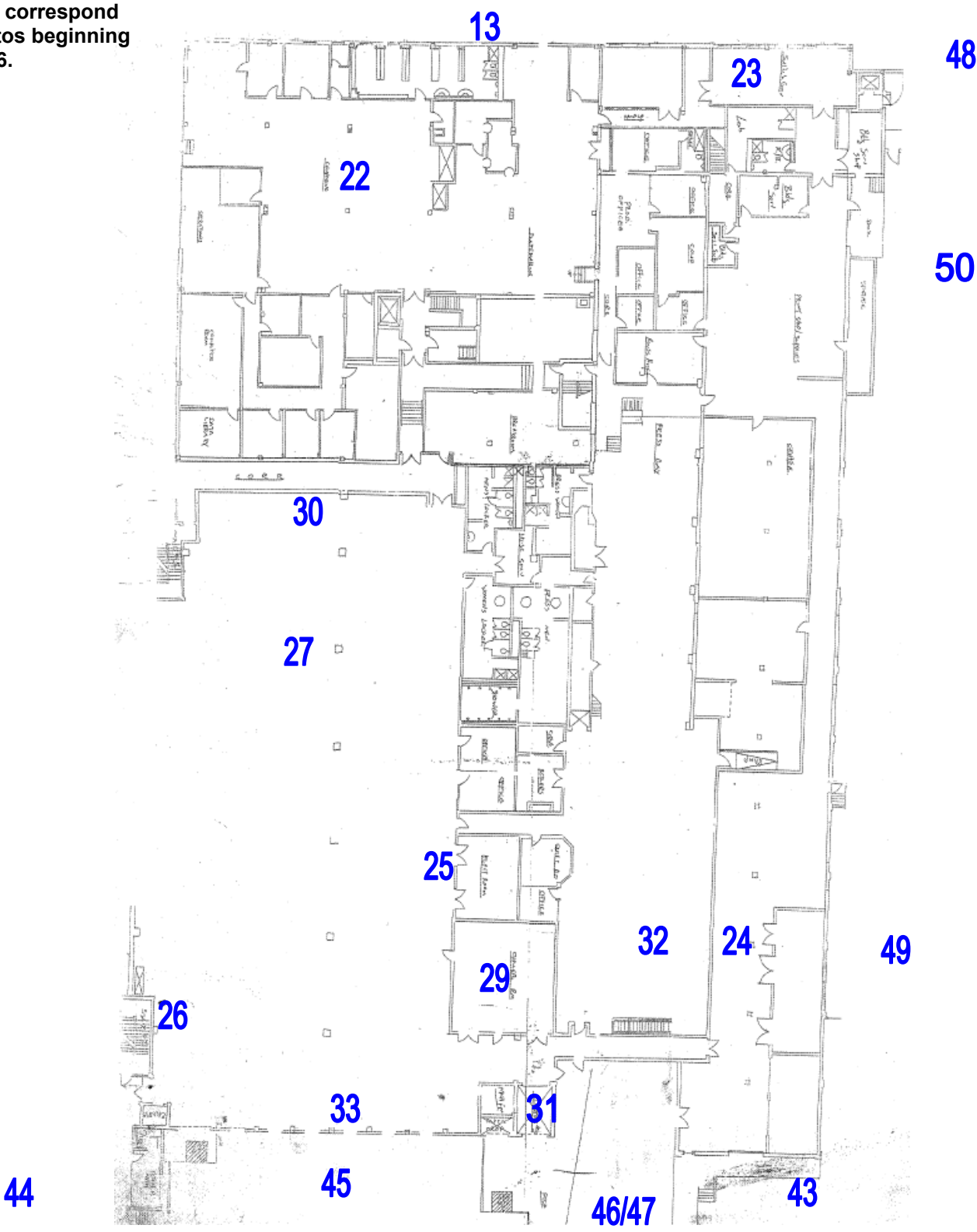
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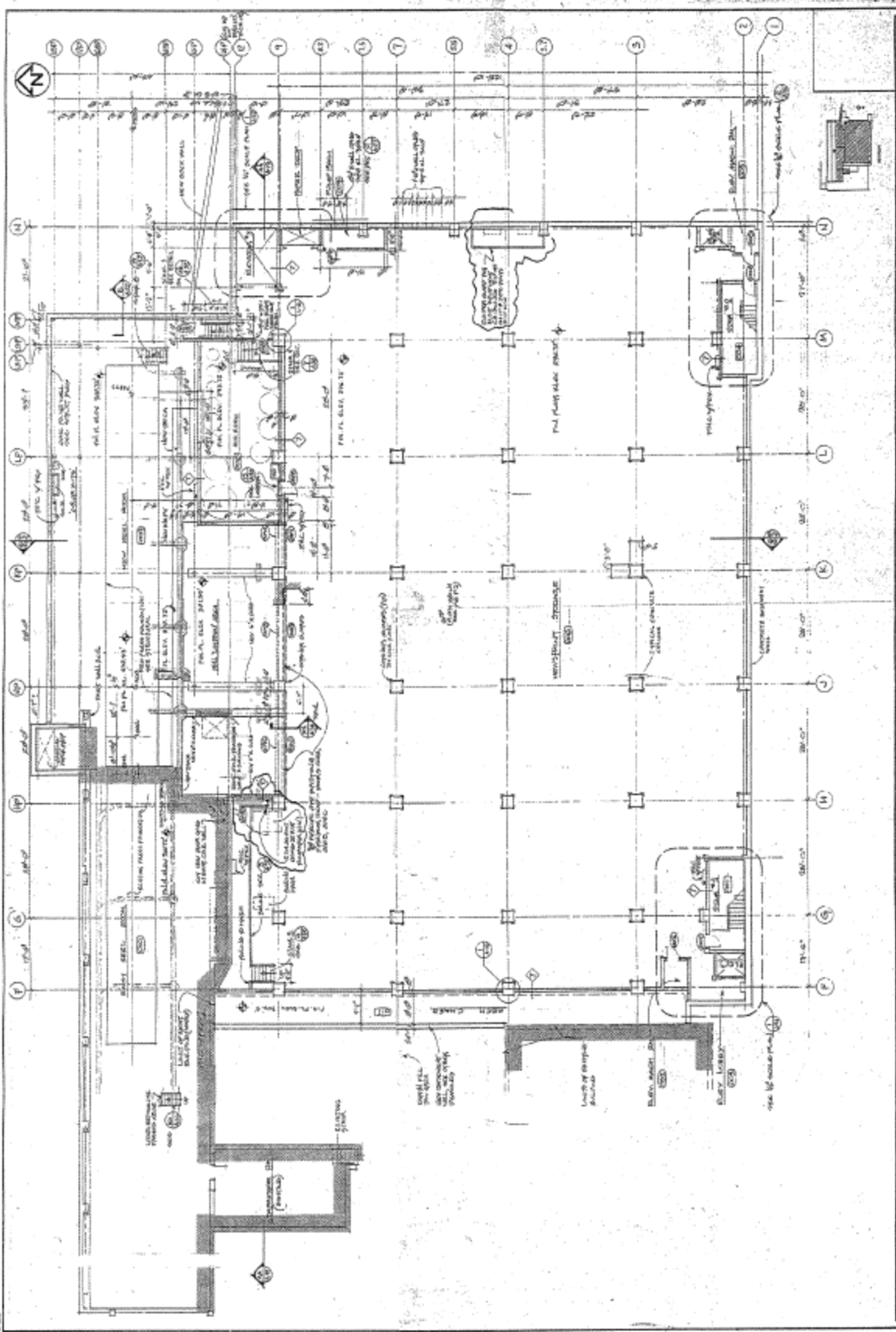


28



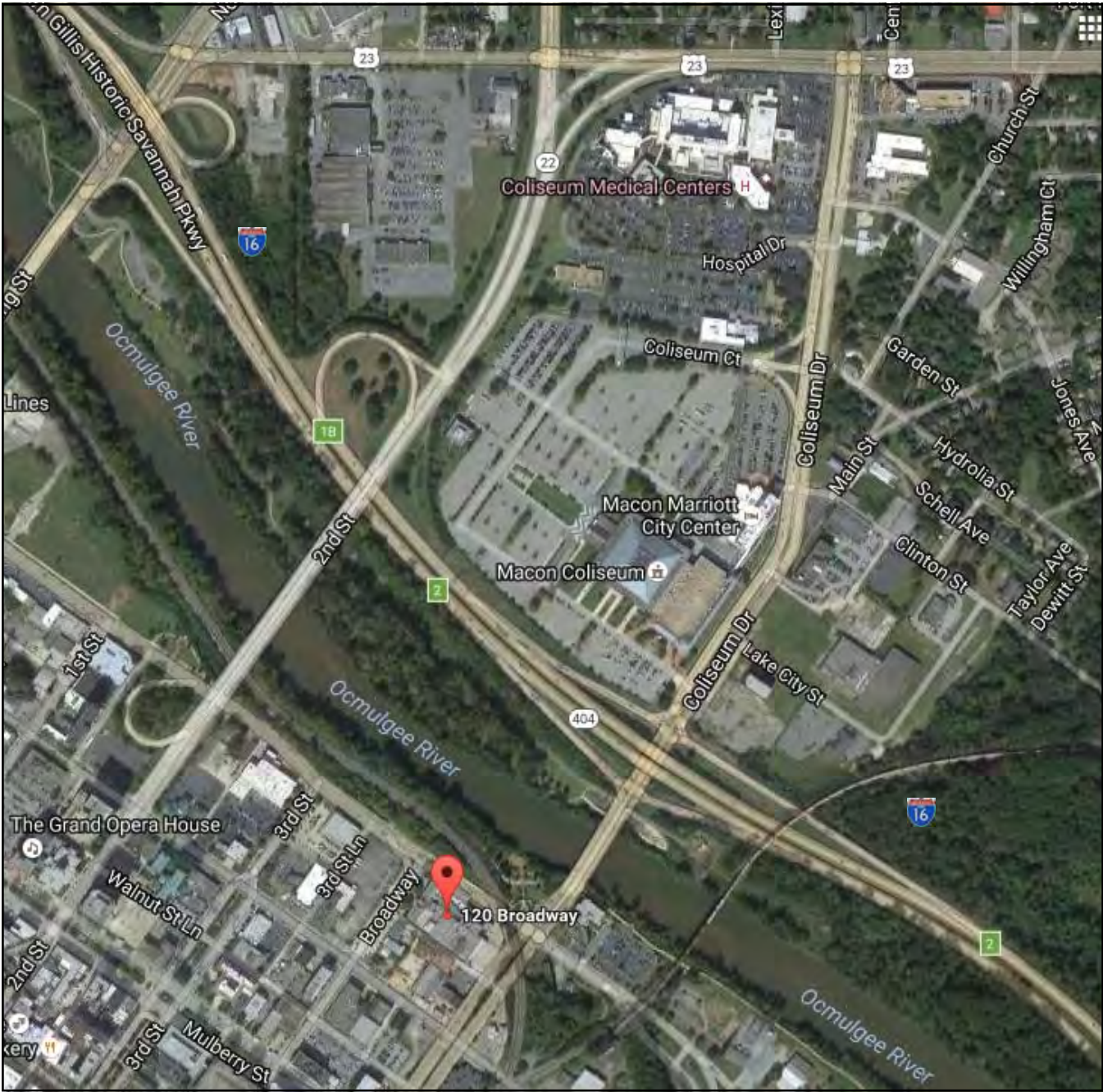
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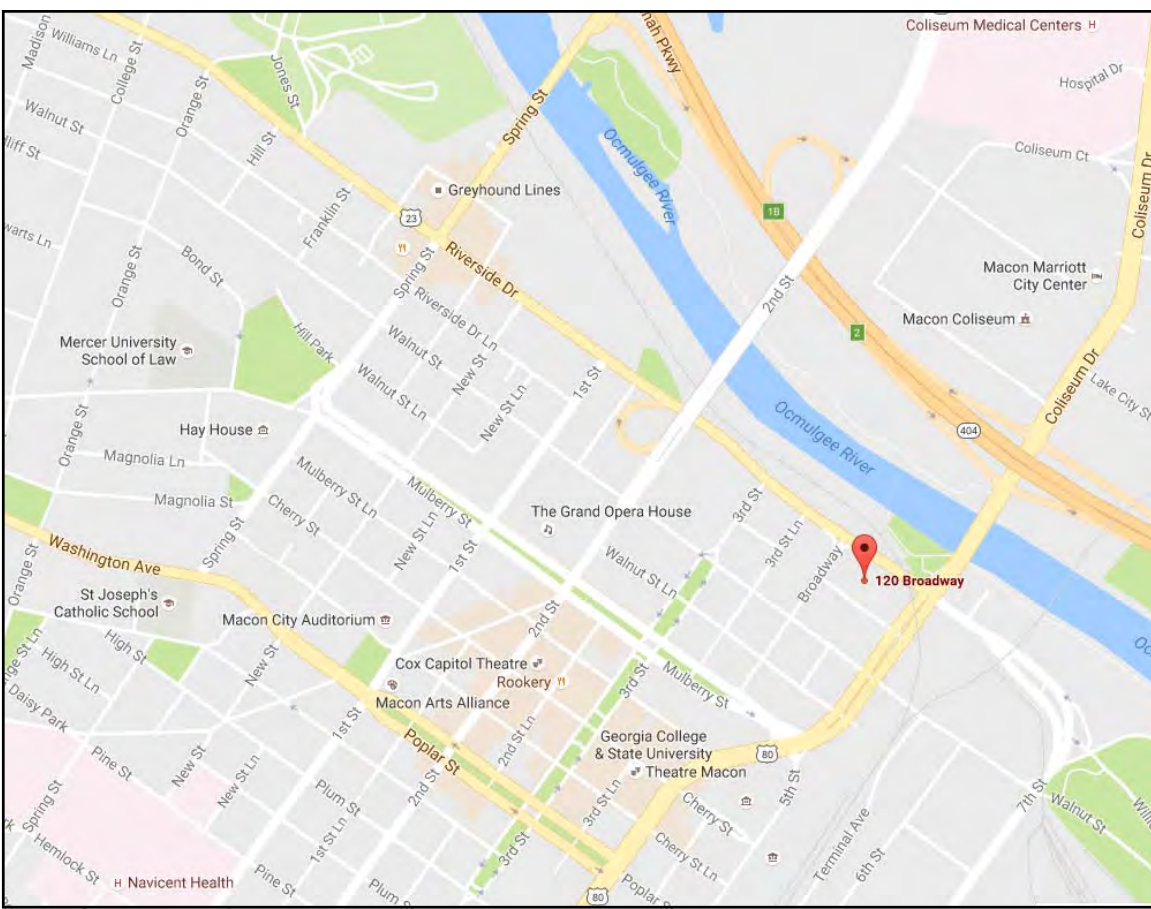
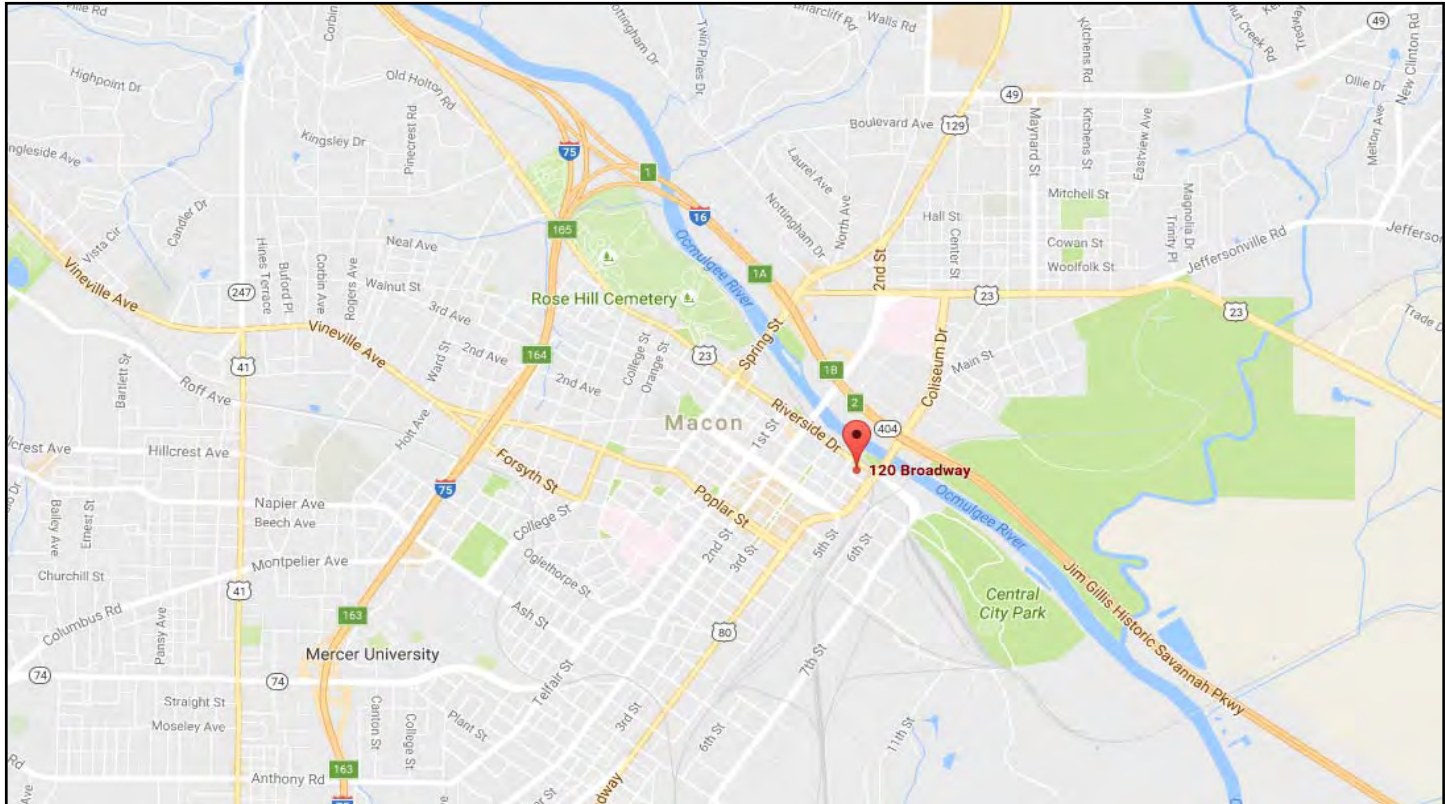






120 Broadway - Macon, GA 31201

LOCATION MAPS





EMCOR Services Aircond  
 400 Lake Ridge Drive SE  
 Smyrna, GA 30082-5236  
 T: 770-444-3355 • Fax: 770-434-1855  
 www.aircond.com

December 1, 2015

Macon Telegraph  
 Attn: Conna Hardy  
 PO Box 4167  
 Macon, GA 31208

**Service Site: 120 Broadway  
 Macon, GA 31210**

**Contract #G1024168 & G1823340**

Dear Conna:

Some of the real advantages in having EMCOR Services Aircond maintain your HVAC equipment is fewer breakdowns, better response time when you do have a problem, increased comfort and/or production, longer equipment life and increased operating efficiency.

EMCOR Services Aircond, like most companies, continually strives to keep our own operating costs in line. Normal inflationary increases in labor and materials forces us to periodically evaluate our ability to continue to provide our customers with the quality service they expect and deserve.

We truly value being your **HVAC & Water Treatment Preventative Maintenance** service provider; therefore, at this present time there will **not** be a Cost of Living increase added to your Service Agreement this year. The service agreement will renew at the current rate at for one-year (1) as follows effective January 1, 2016.

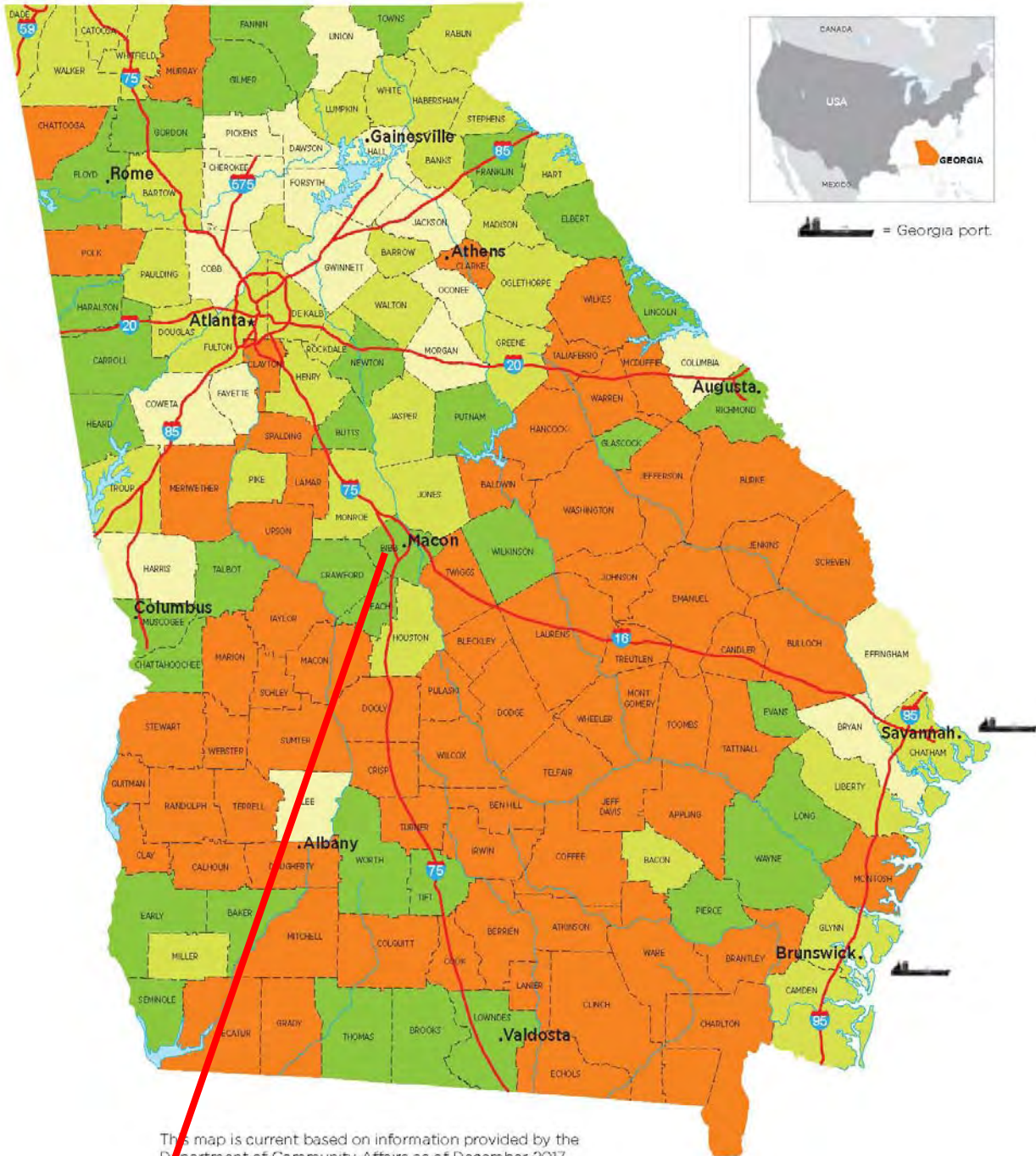
	<b>Contract Pricing</b>
<b>HVAC Preventative Maintenance</b>	\$1,460.00 per quarter
<b>Water Treatment Preventative Maintenance</b>	\$852.00 per quarter

We would like to take this opportunity to thank you for your continued partnership with EMCOR Services Aircond. Please feel free to contact me directly if there is anything I can do for you.

Sincerely,

Tanja Suttles  
 Customer Care Manager  
 EMCOR Services Aircond  
 Direct: 770-805-2573  
 Email: tsuttles@aircond.com

# GEORGIA 2018 JOB TAX CREDIT TIERS



This map is current based on information provided by the Department of Community Affairs as of December 2017.

TIER	JOB TAX CREDIT \$ (FOR 5 YEARS)	MIN. NEW JOBS	USE OF CREDITS**	CARRY FORWARD
1	\$4,000*	2	100% of tax liability - excess to withholding up to \$3,500	10 years
2	\$3,000*	10	100% of tax liability	10 years
3	\$1,750*	15	50% of tax liability	10 years
4	\$1,250*	25	50% of tax liability	10 years
MZ/OZ	\$3,500	2	100% of tax liability - excess to withholding	10 years
LDCT	\$3,500	5	100% of tax liability - excess to withholding	10 years

\*Includes \$500 bonus for Joint Development Authority (JDA). Georgia counties can form partnerships that benefit companies with this \$500 Job Tax Credit bonus. The majority of counties are in a JDA. To confirm a county's status, please call 404.962.4931.

\*\* Tax credits are applied to Georgia corporate income taxes

MZ= Military Zone

OZ= Opportunity Zone

LDCT= Less Developed Census Tract



# Demographic and Income Profile

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

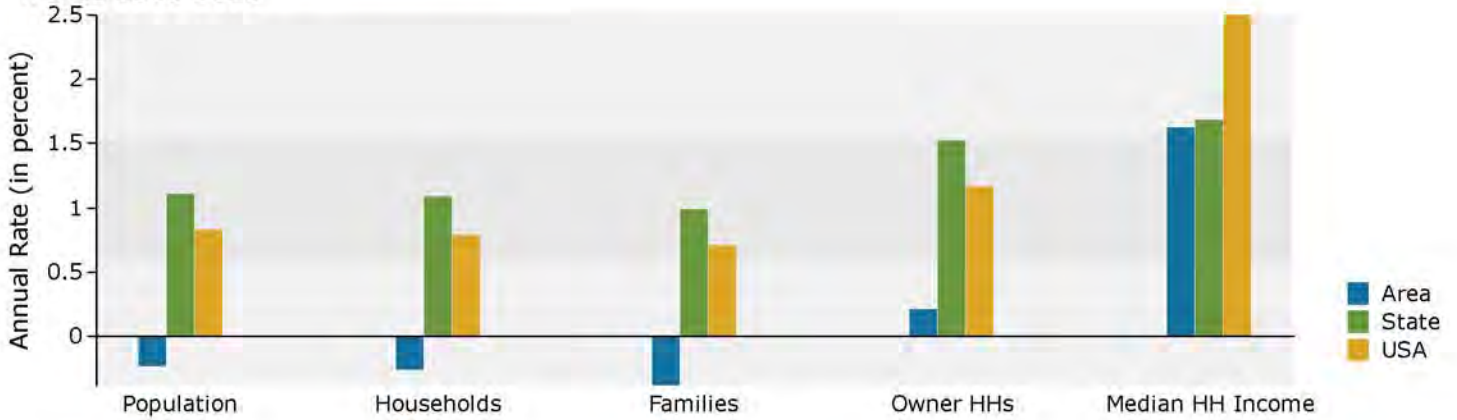
Prepared by Esri

Summary	Census 2010	2018	2023			
Population	155,547	154,432	152,620			
Households	60,295	59,664	58,874			
Families	38,714	37,752	37,018			
Average Household Size	2.48	2.49	2.49			
Owner Occupied Housing Units	33,537	29,024	29,327			
Renter Occupied Housing Units	26,758	30,640	29,547			
Median Age	35.5	36.8	37.7			
Trends: 2018 - 2023 Annual Rate	Area	State	National			
Population	-0.24%	1.10%	0.83%			
Households	-0.27%	1.08%	0.79%			
Families	-0.39%	0.99%	0.71%			
Owner HHs	0.21%	1.52%	1.16%			
Median Household Income	1.62%	1.68%	2.50%			
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	11,211	18.8%	10,066	17.1%		
\$15,000 - \$24,999	7,796	13.1%	7,416	12.6%		
\$25,000 - \$34,999	6,351	10.6%	6,067	10.3%		
\$35,000 - \$49,999	7,582	12.7%	7,325	12.4%		
\$50,000 - \$74,999	10,233	17.2%	10,186	17.3%		
\$75,000 - \$99,999	6,171	10.3%	6,480	11.0%		
\$100,000 - \$149,999	6,143	10.3%	6,427	10.9%		
\$150,000 - \$199,999	1,897	3.2%	2,103	3.6%		
\$200,000+	2,280	3.8%	2,804	4.8%		
Median Household Income		\$42,730		\$46,303		
Average Household Income		\$63,193		\$70,549		
Per Capita Income		\$25,339		\$28,151		
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,465	7.4%	10,368	6.7%	10,209	6.7%
5 - 9	10,931	7.0%	10,327	6.7%	9,813	6.4%
10 - 14	10,833	7.0%	10,386	6.7%	10,054	6.6%
15 - 19	11,777	7.6%	10,715	6.9%	10,525	6.9%
20 - 24	11,537	7.4%	11,155	7.2%	10,433	6.8%
25 - 34	20,188	13.0%	20,686	13.4%	19,945	13.1%
35 - 44	19,047	12.2%	18,519	12.0%	19,139	12.5%
45 - 54	21,631	13.9%	18,586	12.0%	17,620	11.5%
55 - 64	18,449	11.9%	19,406	12.6%	17,887	11.7%
65 - 74	10,462	6.7%	14,297	9.3%	15,665	10.3%
75 - 84	6,602	4.2%	6,937	4.5%	8,299	5.4%
85+	2,625	1.7%	3,050	2.0%	3,031	2.0%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	67,199	43.2%	59,705	38.7%	54,349	35.6%
Black Alone	81,116	52.1%	85,870	55.6%	88,021	57.7%
American Indian Alone	332	0.2%	367	0.2%	395	0.3%
Asian Alone	2,531	1.6%	3,323	2.2%	3,959	2.6%
Pacific Islander Alone	120	0.1%	129	0.1%	139	0.1%
Some Other Race Alone	2,014	1.3%	2,213	1.4%	2,415	1.6%
Two or More Races	2,235	1.4%	2,825	1.8%	3,342	2.2%
Hispanic Origin (Any Race)	4,389	2.8%	5,046	3.3%	5,649	3.7%

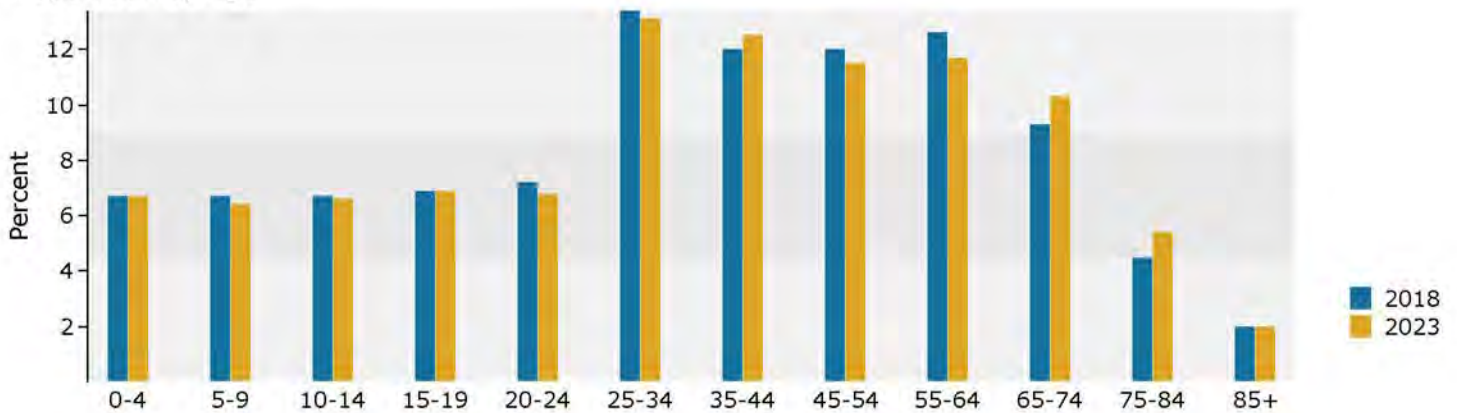
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

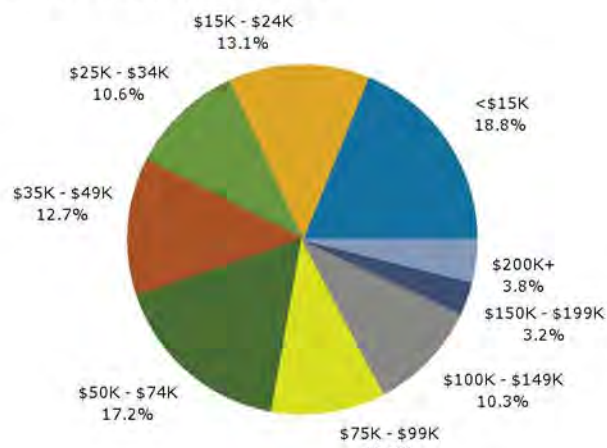
## Trends 2018-2023



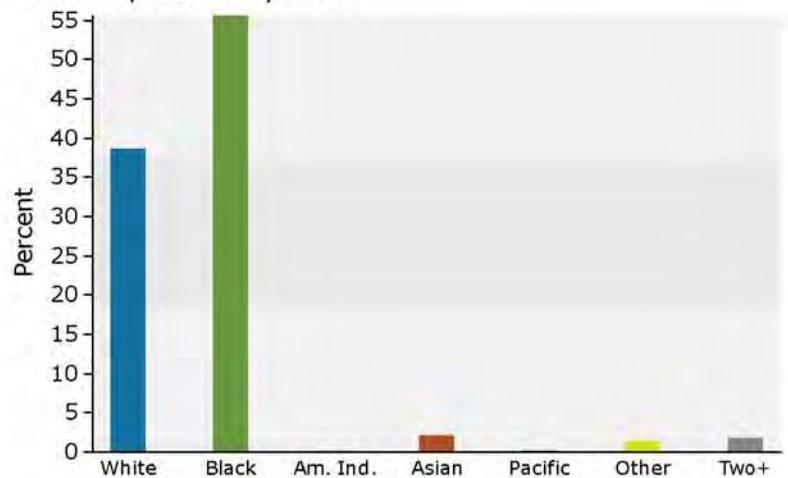
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 3.3%