

FOR SALE

PRICE REDUCED

WHITTLE BUILDING



EBERHARDT & BARRY

915 Hill Park  
Macon, Bibb County, Georgia 31201



- Located Downtown Macon corner of Hill Park & Spring Street; less than one mile to Interstate 75 & Interstate 16
- 24,950± Square Foot Office Building
  - Three story building with basement
  - Various tenants in place
  - Contact Agent for Rent Roll / Expenses
- Duplex at 940 Walnut Street included
- Historically renovated (Originally built in 1892)
- .82± total acres (3 Parcels)
- 55 parking spaces
- Zoned HR3
- 2020 Taxes: \$21,437.84

**SALES PRICE: \$1,050,000**

FOR MORE DETAILS CONTACT:

Revised 11/23/20

HAL HARPER, CCIM - EXCLUSIVE AGENT  
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[www.cbcmacon.com](http://www.cbcmacon.com)

Main 478-746-8171 Toll Free 800-926-0990  
Fax 478-746-1362 Cell 478-951-3991

990 Riverside Drive  
Macon, GA 31201



**Front Parking Area**

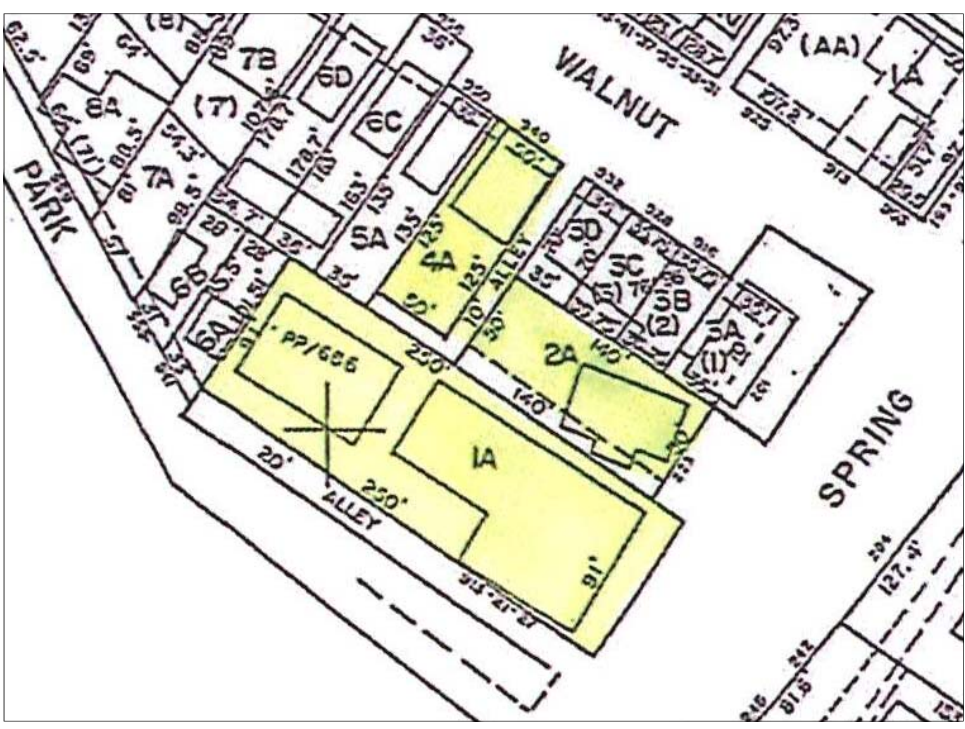


**Rear Parking Area**

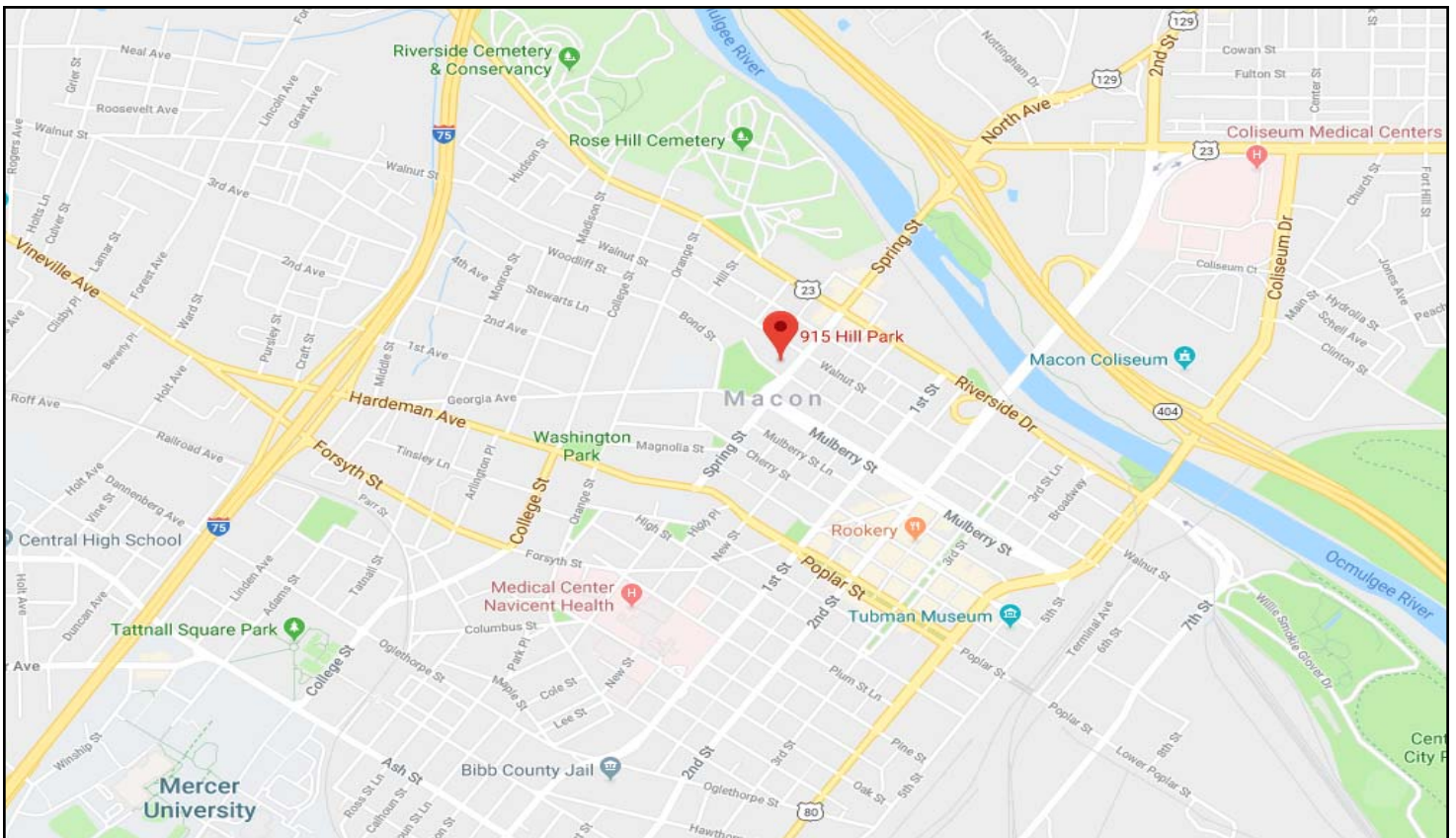
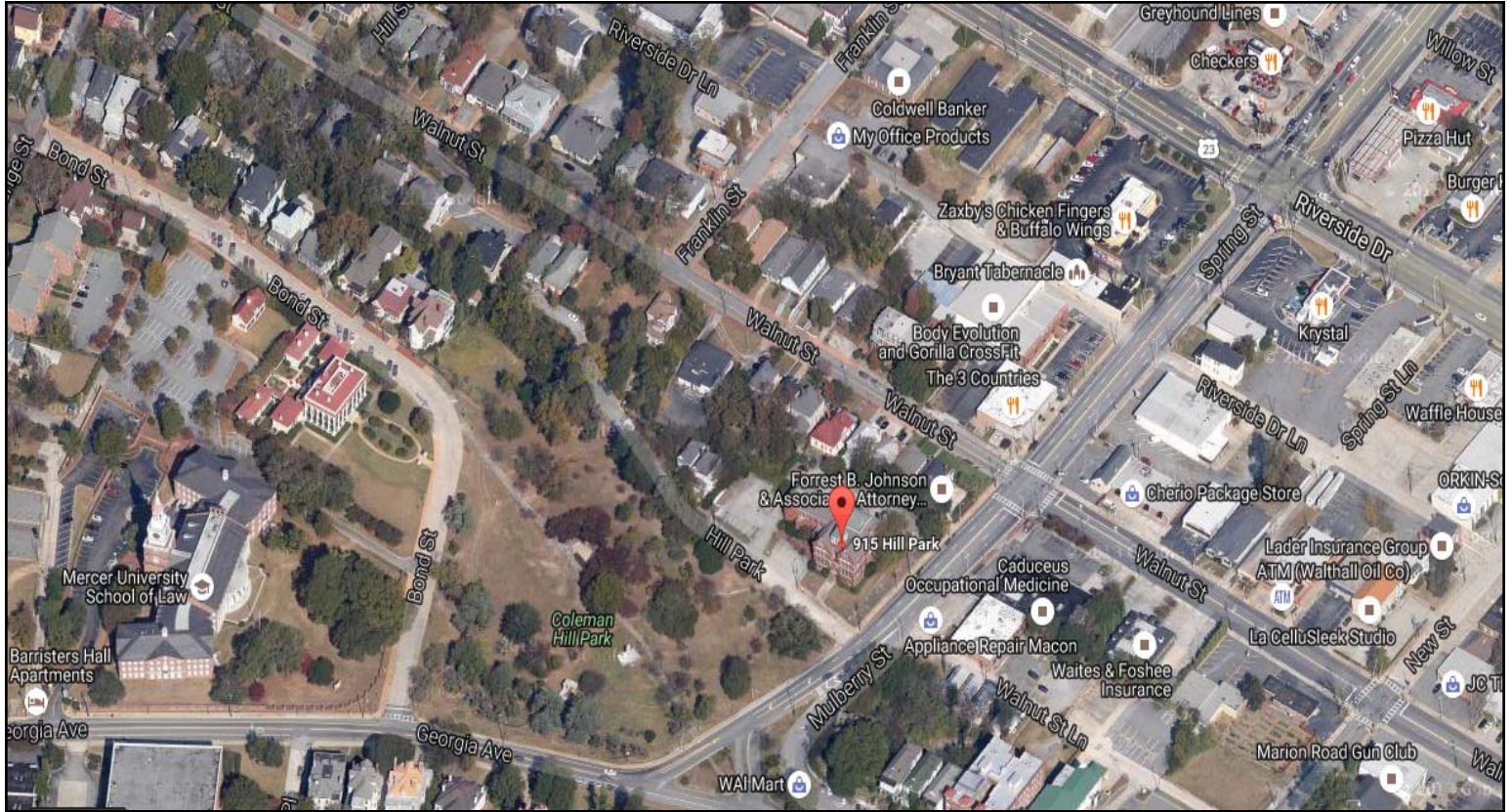


**Walnut Street Duplex**











## KEY FACTS

156,171

Population


 Average  
Household Size

37.2

Median Age

\$40,970

 Median Household  
Income

## EDUCATION

13%

 No High  
School  
Diploma


31%

 High School  
Graduate


28%

Some College



28%

 Bachelor's/Grad/Prof  
Degree

## BUSINESS



6,494

Total Businesses



87,592

Total Employees

## EMPLOYMENT



65%

White Collar



18%

Blue Collar



Services

16%

16.1%

 Unemployment  
Rate

## INCOME



\$40,970

 Median Household  
Income


\$24,379

Per Capita Income



\$24,540

Median Net Worth

## Households By Income

The largest group: &lt;\$15,000 (19.3%)

The smallest group: \$150,000 - \$199,999 (3.3%)

| Indicator ▲           | Value | Difference |   |
|-----------------------|-------|------------|---|
| <\$15,000             | 19.3% | +8.5%      |  |
| \$15,000 - \$24,999   | 12.8% | +3.6%      |  |
| \$25,000 - \$34,999   | 11.7% | +2.4%      |  |
| \$35,000 - \$49,999   | 13.0% | +0.3%      |  |
| \$50,000 - \$74,999   | 14.8% | -2.9%      |  |
| \$75,000 - \$99,999   | 12.2% | -0.3%      |  |
| \$100,000 - \$149,999 | 9.1%  | -5.5%      |  |
| \$150,000 - \$199,999 | 3.3%  | -2.9%      |  |
| \$200,000+            | 3.8%  | -3.3%      |  |