

LEASE

LOFT

426 Second Street
Macon, Bibb County, GA 31201



PROPERTY OVERVIEW

- 1,125± SF Storefront Retail (Lower Level) LEASED
- 1,200± SF Loft (Upper Level)
 - Open floor plan
 - Large enough for loft / office
 - New appliances
 - Large walk-in closet
- New HVAC, electrical and plumbing
- Zoned CBD-1
- Tenant pays all utilities

LOCATION OVERVIEW

- Located in a high traffic area of Macon's Central Business District with great visibility
- Walking distance to restaurants, shopping, banks and places of worship
- Neighbors: Truist Bank, Bearfoot Tavern, Ocmulgee Brew Pub, Olivers Corner Bistro, Hargray Capitol Theatre, Grand Opera House

MONTHLY LEASE RATE: \$1,250

DEIDRA STEWART
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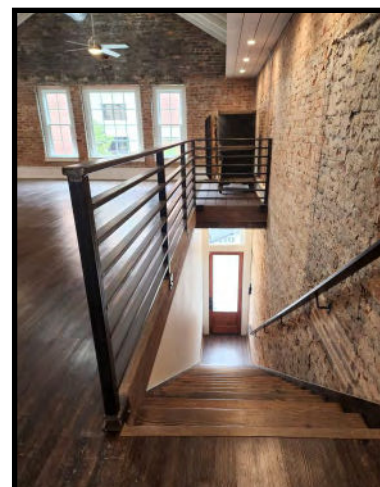
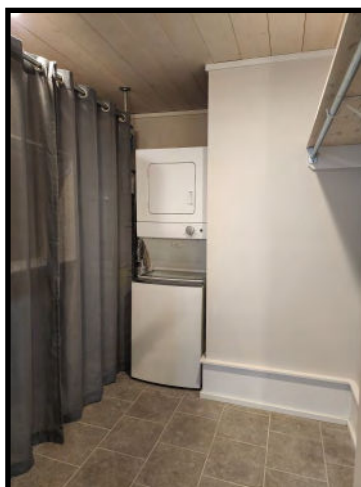
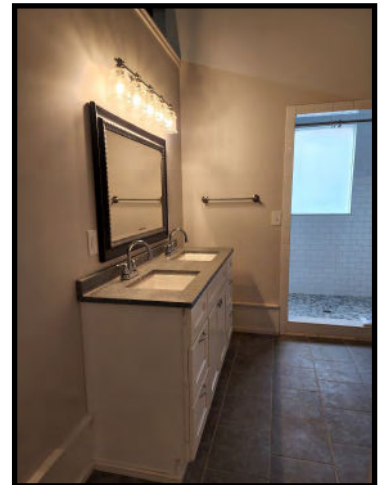
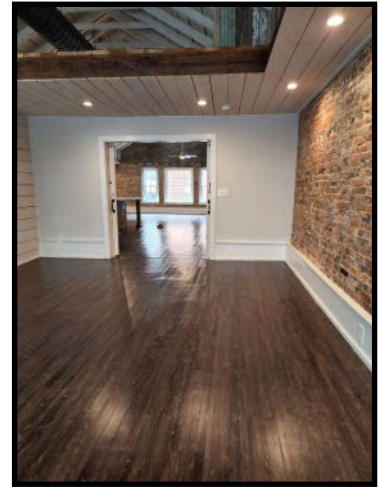
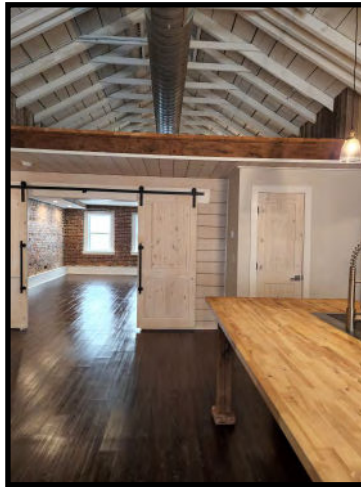
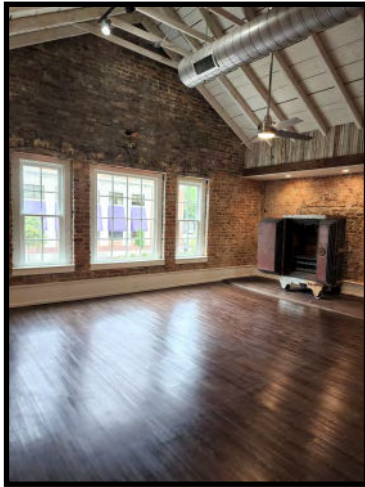
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Revised 8/31/22

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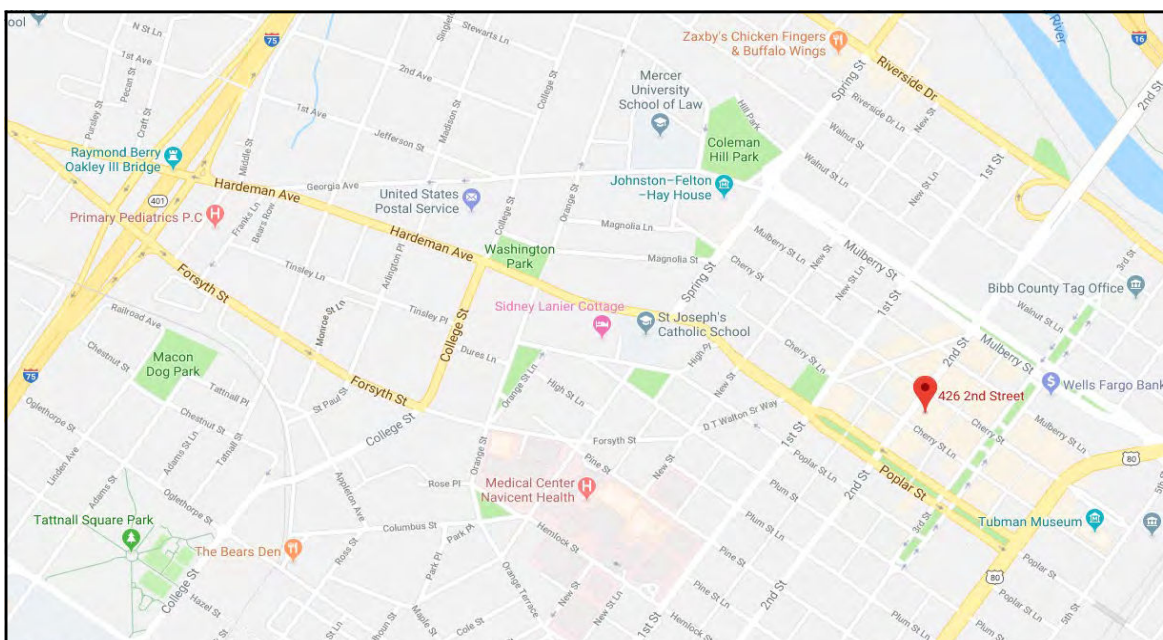
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DEMOGRAPHICS

Custom Template (Esri 2022)

Bibb County, GA 17
Bibb County, GA (13021)
Geography: County

Prepared by Esri

KEY FACTS

157,366

Population



2.4

Average Household Size

37.8

Median Age

\$48,982

Median Household Income

EDUCATION

12%

No High School Diploma



31%

High School Graduate



29%

Some College



29%

Bachelor's/Grad/Prof Degree

BUSINESS



6,634

Total Businesses



84,123

Total Employees

EMPLOYMENT



White Collar

66%



Blue Collar

19%



Services

15%

4.0%

Unemployment Rate

INCOME



\$48,982

Median Household Income



\$30,730

Per Capita Income



\$60,993

Median Net Worth

Households By Income

The largest group: <\$15,000 (15.3%)

The smallest group: \$200,000+ (5.1%)

Indicator ▲	Value	Diff
<\$15,000	15.3%	+6.4%
\$15,000 - \$24,999	9.5%	+1.8%
\$25,000 - \$34,999	12.2%	+4.2%
\$35,000 - \$49,999	13.7%	+2.2%
\$50,000 - \$74,999	14.7%	-3.3%
\$75,000 - \$99,999	11.7%	-1.6%
\$100,000 - \$149,999	12.5%	-4.0%
\$150,000 - \$199,999	5.3%	-2.2%
\$200,000+	5.1%	-3.4%

Bars show deviation from 13 (Georgia)

Source: This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.