

FOR SALE OR LEASE



PRICE GREATLY REDUCED



Office Building - Four (4) Suites 6,050 Square Feet

117 Orange Street

Macon, Bibb County, GA 31201

REDUCED SALES PRICE: \$325,000 \$195,000

LEASE RATE: \$4,300 PER MONTH

FOR MORE DETAILS CONTACT:

Revised 6/25/19

ARTHUR P BARRY III - 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.cbcmacon.com
 478-731-8000

'31-8000 Maco

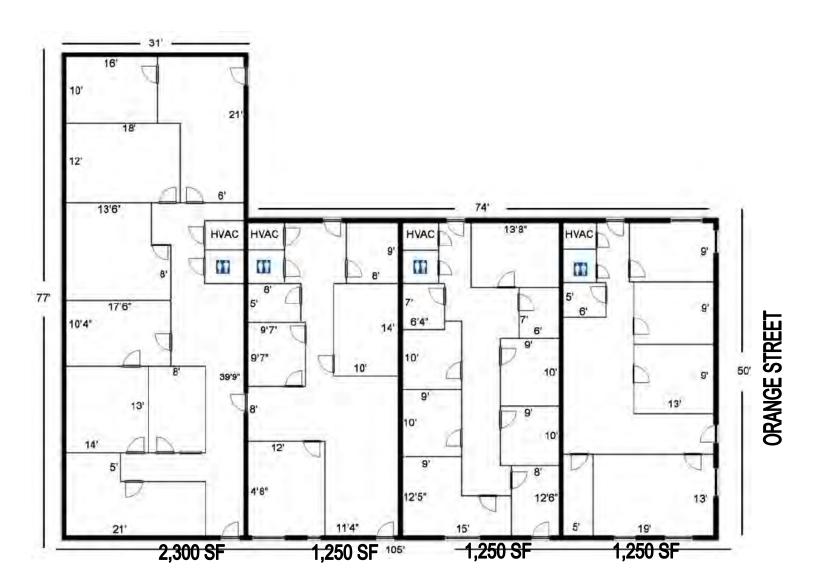
990 Riverside Drive Macon, GA 31201



PROPERTY OVERVIEW

LOCATION:	 Subject property is visible to Riverside Drive. Convenient to Interstate 75, Interstate 16 and downtown Macon.
BUILDING INFORMATION:	6,050± SF Multi-Use Building - Divided into four (4) suites. - Fully equipped Kitchen / Break room
PREVIOUS USE:	Assisted Living Center
LAND AREA:	.22±Acres
TOPOGRAPHY:	Level, at road grade
YEAR BUILT:	1955, renovated in 2015
FLOORING:	Carpet, tile
LIGHTING:	Fluorescent fixtures
HVAC:	Some new HVAC in 2018
ZONING:	C2, General Commercial
PARKING:	25± Asphalt parking spaces
UTILITIES:	All public utilities serve the property.
AD VALOREM TAX:	\$3,828 (2018)
REDUCED SALES PRICE:	\$ 325,000 \$195,000
LEASE RATE:	\$4,300 Per Month

FLOOR PLAN







PROPERTY PHOTOS

















117 Orange Street - Macon, GA 31201

PROPERTY PHOTOS

















117 Orange Street - Macon, GA 31201

PROPERTY PHOTOS



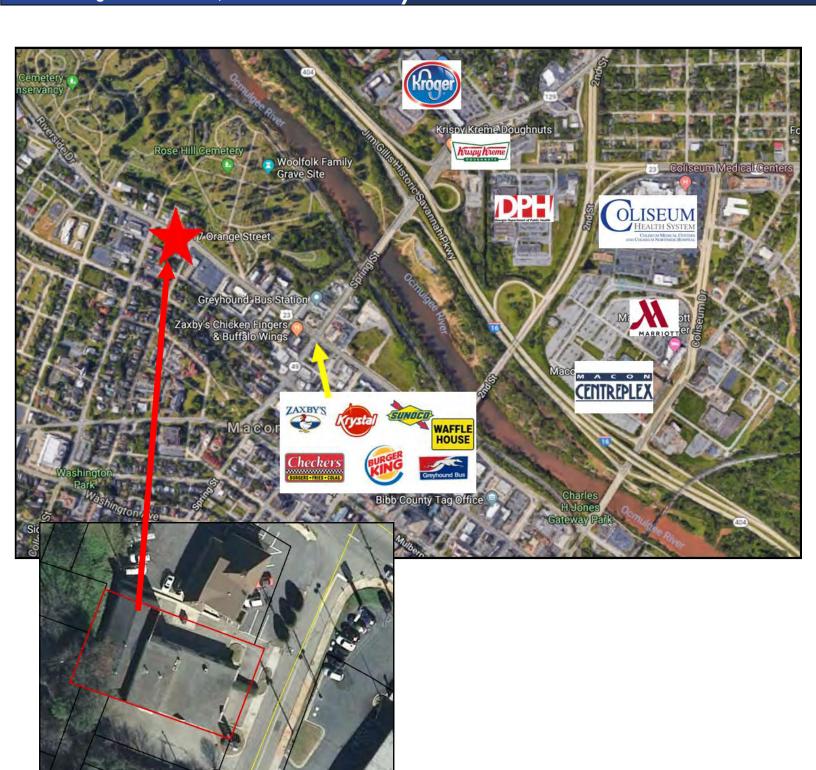






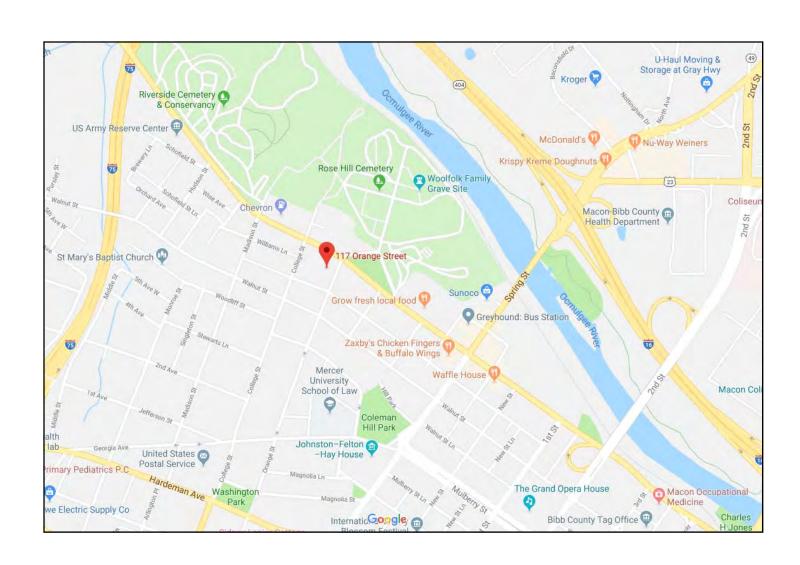
117 Orange Street - Macon, GA 31201

AERIAL / TAX MAP





LOCATION MAP





Demographic and Income Profile

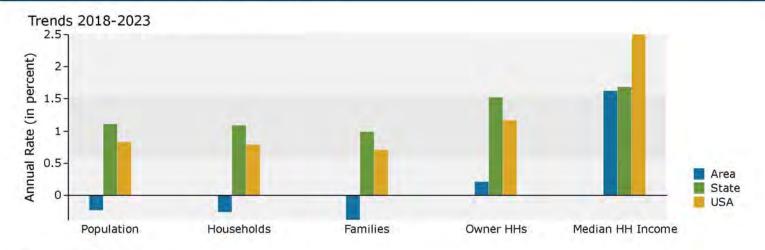
Bibb County, GA Bibb County, GA (13021) Geography: County Prepared by Esri

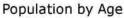
Summary	Cer	sus 2010		2018		202
Population		155,547		154,432		152,62
Households		60,295		59,664		58,83
Families		38,714		37,752		37,0
Average Household Size		2.48		2.49		2.
Owner Occupied Housing Units		33,537		29,024		29,3
Renter Occupied Housing Units		26,758		30,640		29,5
Median Age		35.5		36.8		37
Trends: 2018 - 2023 Annual Rate		Area		State		Nation
Population		-0.24%		1.10%		0.83
Households		-0.27%		1.08%		0.79
Families		-0.39%		0.99%		0.7
Owner HHs		0.21%		1.52%		1.16
Median Household Income		1.62%		1.68%		2.50
71931311 11933211913 211321119		2.02.0	2018		2023	
Households by Income			Number	Percent	Number	Perc
<\$15,000			11,211	18.8%	10,066	17.
\$15,000 - \$24,999			7,796	13.1%	7,416	12.6
\$25,000 - \$24,999			6,351	10.6%	6,067	10.
\$35,000 - \$34,999			7,582	12.7%	7,325	12.4
\$50,000 - \$74,999				17.2%		17.3
The state of the s			10,233		10,186	
\$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	
	Census 20	10	20	18	20	23
Population by Age	Number	Percent	Number	Percent	Number	Perc
0 - 4	11,465	7.4%	10,368	6.7%	10,209	6.
5 - 9	10,931	7.0%	10,327	6.7%	9,813	6.
10 - 14	10,833	7.0%	10,386	6.7%	10,054	6.
15 - 19	11,777	7.6%	10,715	6.9%	10,525	6.
20 - 24	11,537	7.4%	22	7.2%	77 27 244 25	6.
	11,557		11,155	1.270	10,433	0.
25 - 34	20,188	13.0%	11,155 20,686	13.4%	10,433 19,945	
	20,188	13.0% 12.2%	20,686		and the second section in the second	13.
25 - 34	20,188 19,047		20,686 18,519	13.4%	19,945 19,139	13. 12.
25 - 34 35 - 44 45 - 54	20,188 19,047 21,631	12.2% 13.9%	20,686 18,519 18,586	13.4% 12.0% 12.0%	19,945 19,139 17,620	13. 12. 11.
25 - 34 35 - 44 45 - 54 55 - 64	20,188 19,047 21,631 18,449	12.2% 13.9% 11.9%	20,686 18,519 18,586 19,406	13.4% 12.0% 12.0% 12.6%	19,945 19,139 17,620 17,887	13. 12. 11. 11.
25 - 34 35 - 44 45 - 54 55 - 64 65 - 74	20,188 19,047 21,631 18,449 10,462	12.2% 13.9% 11.9% 6.7%	20,686 18,519 18,586 19,406 14,297	13.4% 12.0% 12.0% 12.6% 9.3%	19,945 19,139 17,620 17,887 15,665	13. 12. 11. 11. 10.
25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84	20,188 19,047 21,631 18,449 10,462 6,602	12.2% 13.9% 11.9% 6.7% 4.2%	20,686 18,519 18,586 19,406 14,297 6,937	13.4% 12.0% 12.0% 12.6% 9.3% 4.5%	19,945 19,139 17,620 17,887 15,665 8,299	13.: 12.! 11.: 11.: 10.: 5.4
25 - 34 35 - 44 45 - 54 55 - 64 65 - 74	20,188 19,047 21,631 18,449 10,462 6,602 2,625	12.2% 13.9% 11.9% 6.7% 4.2% 1.7%	20,686 18,519 18,586 19,406 14,297 6,937 3,050	13.4% 12.0% 12.0% 12.6% 9.3% 4.5% 2.0%	19,945 19,139 17,620 17,887 15,665 8,299 3,031	13.1 12.1 11.1 10.1 5.4 2.0
25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+	20,188 19,047 21,631 18,449 10,462 6,602 2,625 Census 20	12.2% 13.9% 11.9% 6.7% 4.2% 1.7%	20,686 18,519 18,586 19,406 14,297 6,937 3,050	13.4% 12.0% 12.0% 12.6% 9.3% 4.5% 2.0%	19,945 19,139 17,620 17,887 15,665 8,299 3,031	13.: 12.! 11.: 11.: 10.: 5.4 2.0
25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity	20,188 19,047 21,631 18,449 10,462 6,602 2,625 Census 20 Number	12.2% 13.9% 11.9% 6.7% 4.2% 1.7%	20,686 18,519 18,586 19,406 14,297 6,937 3,050 Number	13.4% 12.0% 12.0% 12.6% 9.3% 4.5% 2.0%	19,945 19,139 17,620 17,887 15,665 8,299 3,031 20 Number	13.: 12.! 11.! 11.: 10.: 5.2 2.0
25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone	20,188 19,047 21,631 18,449 10,462 6,602 2,625 Census 20 Number 67,199	12.2% 13.9% 11.9% 6.7% 4.2% 1.7% 10 Percent 43.2%	20,686 18,519 18,586 19,406 14,297 6,937 3,050 Number 59,705	13.4% 12.0% 12.0% 12.6% 9.3% 4.5% 2.0% Percent 38.7%	19,945 19,139 17,620 17,887 15,665 8,299 3,031 20 Number 54,349	13.1 12.1 11.1 10.1 5.2 2.0 123 Perco
25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone	20,188 19,047 21,631 18,449 10,462 6,602 2,625 Census 20 Number 67,199 81,116	12.2% 13.9% 11.9% 6.7% 4.2% 1.7% 10 Percent 43.2% 52.1%	20,686 18,519 18,586 19,406 14,297 6,937 3,050 20 Number 59,705 85,870	13.4% 12.0% 12.0% 12.6% 9.3% 4.5% 2.0% 918 Percent 38.7% 55.6%	19,945 19,139 17,620 17,887 15,665 8,299 3,031 20 Number 54,349 88,021	13.1 12.1 11.1 10.3 5.4 2.0 723 Perco 35.6 57.1
25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone	20,188 19,047 21,631 18,449 10,462 6,602 2,625 Census 20 Number 67,199 81,116 332	12.2% 13.9% 11.9% 6.7% 4.2% 1.7% 10 Percent 43.2% 52.1% 0.2%	20,686 18,519 18,586 19,406 14,297 6,937 3,050 20 Number 59,705 85,870 367	13.4% 12.0% 12.0% 12.6% 9.3% 4.5% 2.0% 918 Percent 38.7% 55.6% 0.2%	19,945 19,139 17,620 17,887 15,665 8,299 3,031 20 Number 54,349 88,021 395	13.1 12.1 11.1 10.1 5.4 2.0 223 Perco 35.0 57.1
25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone	20,188 19,047 21,631 18,449 10,462 6,602 2,625 Census 20 Number 67,199 81,116 332 2,531	12.2% 13.9% 11.9% 6.7% 4.2% 1.7% 10 Percent 43.2% 52.1% 0.2% 1.6%	20,686 18,519 18,586 19,406 14,297 6,937 3,050 20 Number 59,705 85,870 367 3,323	13.4% 12.0% 12.0% 12.6% 9.3% 4.5% 2.0% 018 Percent 38.7% 55.6% 0.2% 2.2%	19,945 19,139 17,620 17,887 15,665 8,299 3,031 20 Number 54,349 88,021 395 3,959	13.1 12.1 11.1 10.1 5.2 2.0 123 Percc 35.0 57.1
25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	20,188 19,047 21,631 18,449 10,462 6,602 2,625 Census 20 Number 67,199 81,116 332 2,531 120	12.2% 13.9% 11.9% 6.7% 4.2% 1.7% 110 Percent 43.2% 52.1% 0.2% 1.6% 0.1%	20,686 18,519 18,586 19,406 14,297 6,937 3,050 20 Number 59,705 85,870 367 3,323 129	13.4% 12.0% 12.0% 12.6% 9.3% 4.5% 2.0% 18 Percent 38.7% 55.6% 0.2% 2.2% 0.1%	19,945 19,139 17,620 17,887 15,665 8,299 3,031 20 Number 54,349 88,021 395 3,959 139	13. 12. 11. 10. 5. 2. 123 Perc 35. 57. 0. 2.
25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone	20,188 19,047 21,631 18,449 10,462 6,602 2,625 Census 20 Number 67,199 81,116 332 2,531 120 2,014	12.2% 13.9% 11.9% 6.7% 4.2% 1.7% 10 Percent 43.2% 52.1% 0.2% 1.6% 0.1% 1.3%	20,686 18,519 18,586 19,406 14,297 6,937 3,050 20 Number 59,705 85,870 367 3,323 129 2,213	13.4% 12.0% 12.0% 12.6% 9.3% 4.5% 2.0% Percent 38.7% 55.6% 0.2% 2.2% 0.1% 1.4%	19,945 19,139 17,620 17,887 15,665 8,299 3,031 20 Number 54,349 88,021 395 3,959 139 2,415	13.: 12.! 11.: 10.: 5 2.(123 Perc 35,4 57.: 0.: 2.(0.:
25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	20,188 19,047 21,631 18,449 10,462 6,602 2,625 Census 20 Number 67,199 81,116 332 2,531 120	12.2% 13.9% 11.9% 6.7% 4.2% 1.7% 110 Percent 43.2% 52.1% 0.2% 1.6% 0.1%	20,686 18,519 18,586 19,406 14,297 6,937 3,050 20 Number 59,705 85,870 367 3,323 129	13.4% 12.0% 12.0% 12.6% 9.3% 4.5% 2.0% 18 Percent 38.7% 55.6% 0.2% 2.2% 0.1%	19,945 19,139 17,620 17,887 15,665 8,299 3,031 20 Number 54,349 88,021 395 3,959 139	13.: 12.! 11.: 10.: 5 2.(123 Perc 35,4 57.: 0.: 2.(0.:
25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone	20,188 19,047 21,631 18,449 10,462 6,602 2,625 Census 20 Number 67,199 81,116 332 2,531 120 2,014	12.2% 13.9% 11.9% 6.7% 4.2% 1.7% 10 Percent 43.2% 52.1% 0.2% 1.6% 0.1% 1.3%	20,686 18,519 18,586 19,406 14,297 6,937 3,050 20 Number 59,705 85,870 367 3,323 129 2,213	13.4% 12.0% 12.0% 12.6% 9.3% 4.5% 2.0% Percent 38.7% 55.6% 0.2% 2.2% 0.1% 1.4%	19,945 19,139 17,620 17,887 15,665 8,299 3,031 20 Number 54,349 88,021 395 3,959 139 2,415	13.1 12.1 11.1 10.1 5.2 2.0 123 Perco

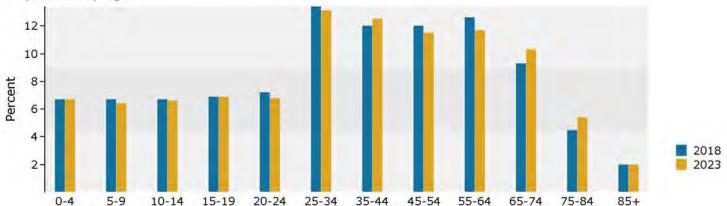


Demographic and Income Profile

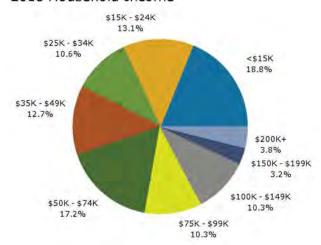
Bibb County, GA Bibb County, GA (13021) Geography: County Prepared by Esri



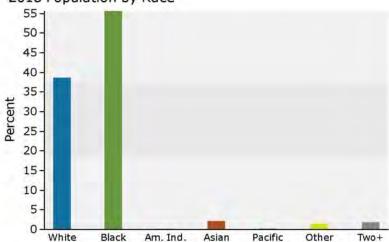




2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 3.3%