

FOR SALE
OR LEASE



EBERHARDT & BARRY

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.

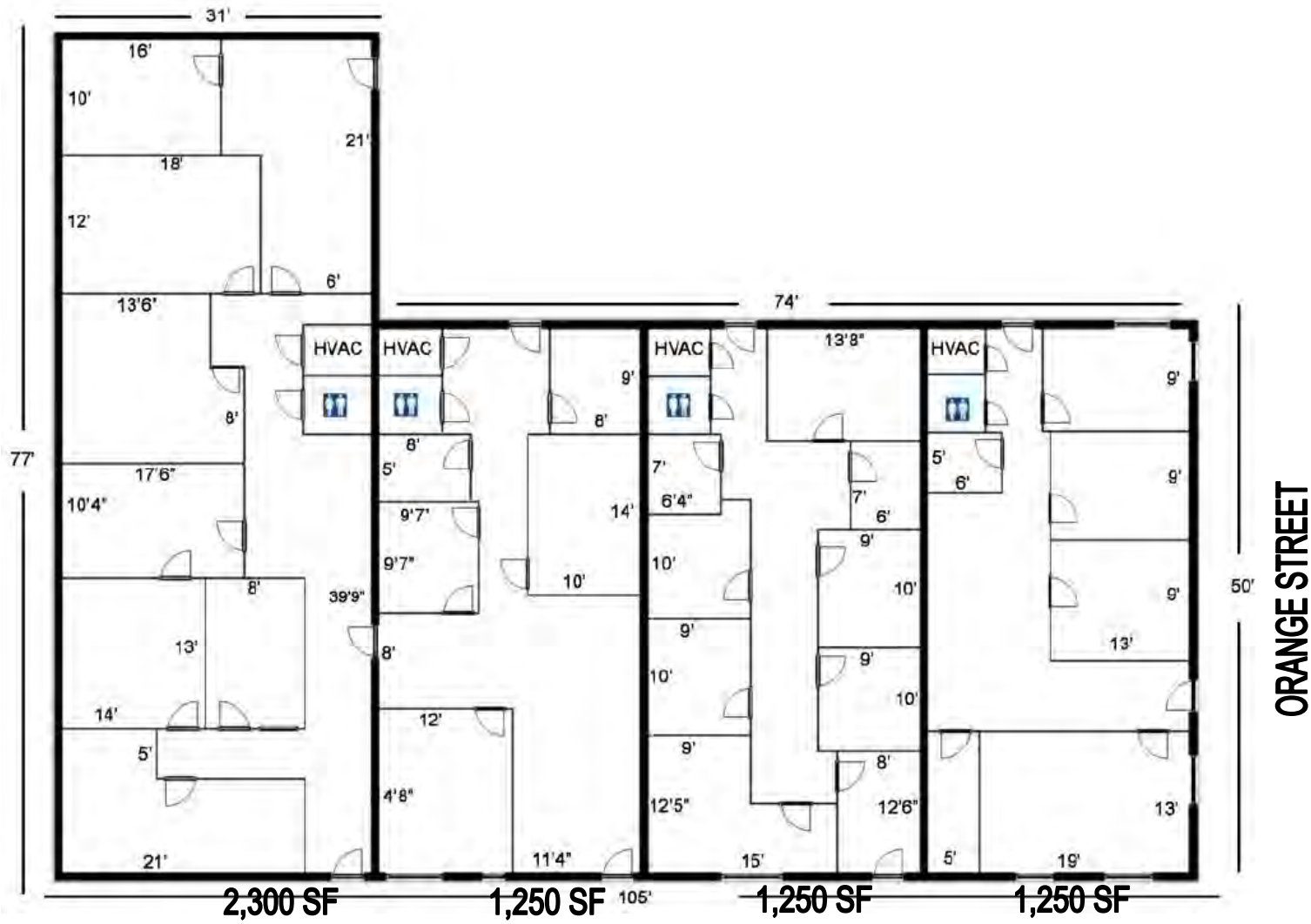
Main 478-746-8171 Toll Free 800-926-0990
Fax 478-746-1362 Cell 478-731-8000
www.cbcmacon.com

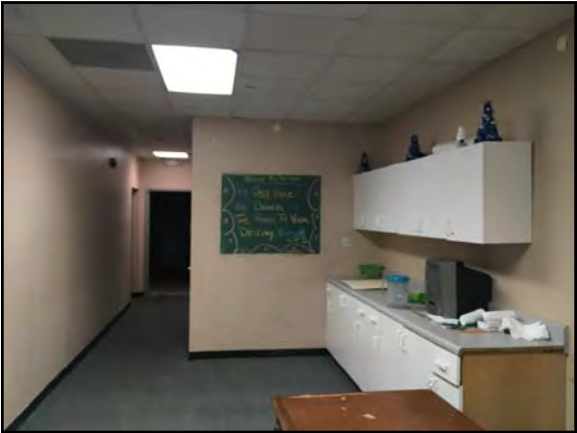
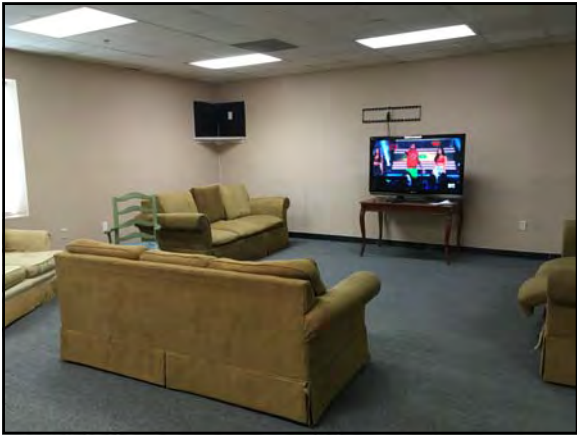
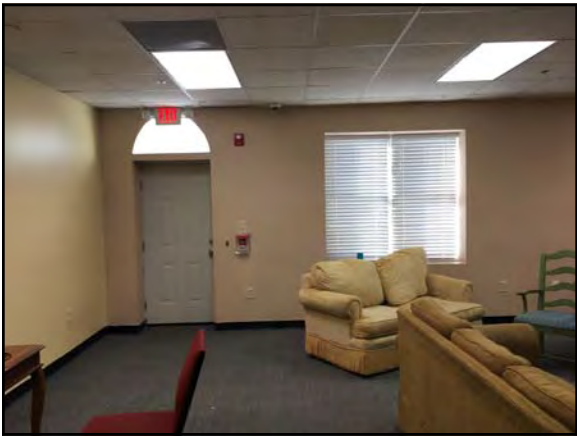
990 Riverside Drive
Macon, GA 31201

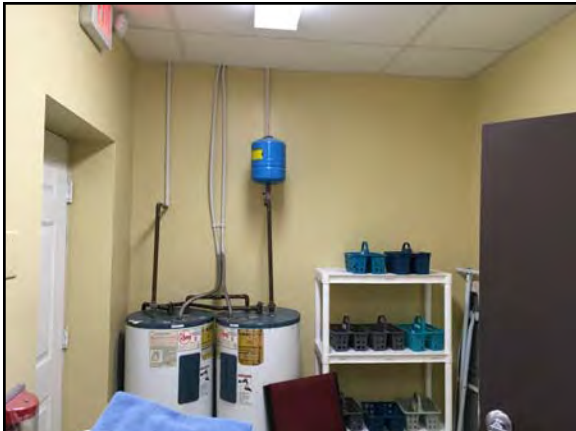
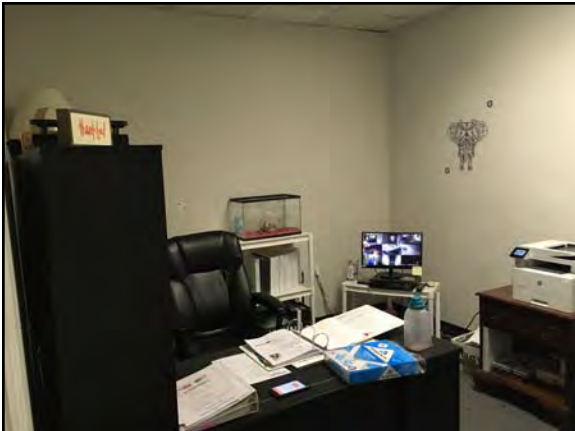
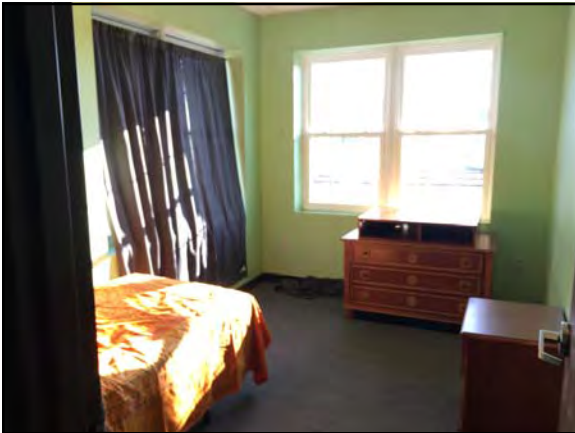


EBERHARDT & BARRY

| | |
|------------------------------|---|
| LOCATION: | <ul style="list-style-type: none"> • Subject property is visible to Riverside Drive. • Convenient to Interstate 75, Interstate 16 and downtown Macon. |
| BUILDING INFORMATION: | 6,050± SF Multi-Use Building <ul style="list-style-type: none"> - 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 |





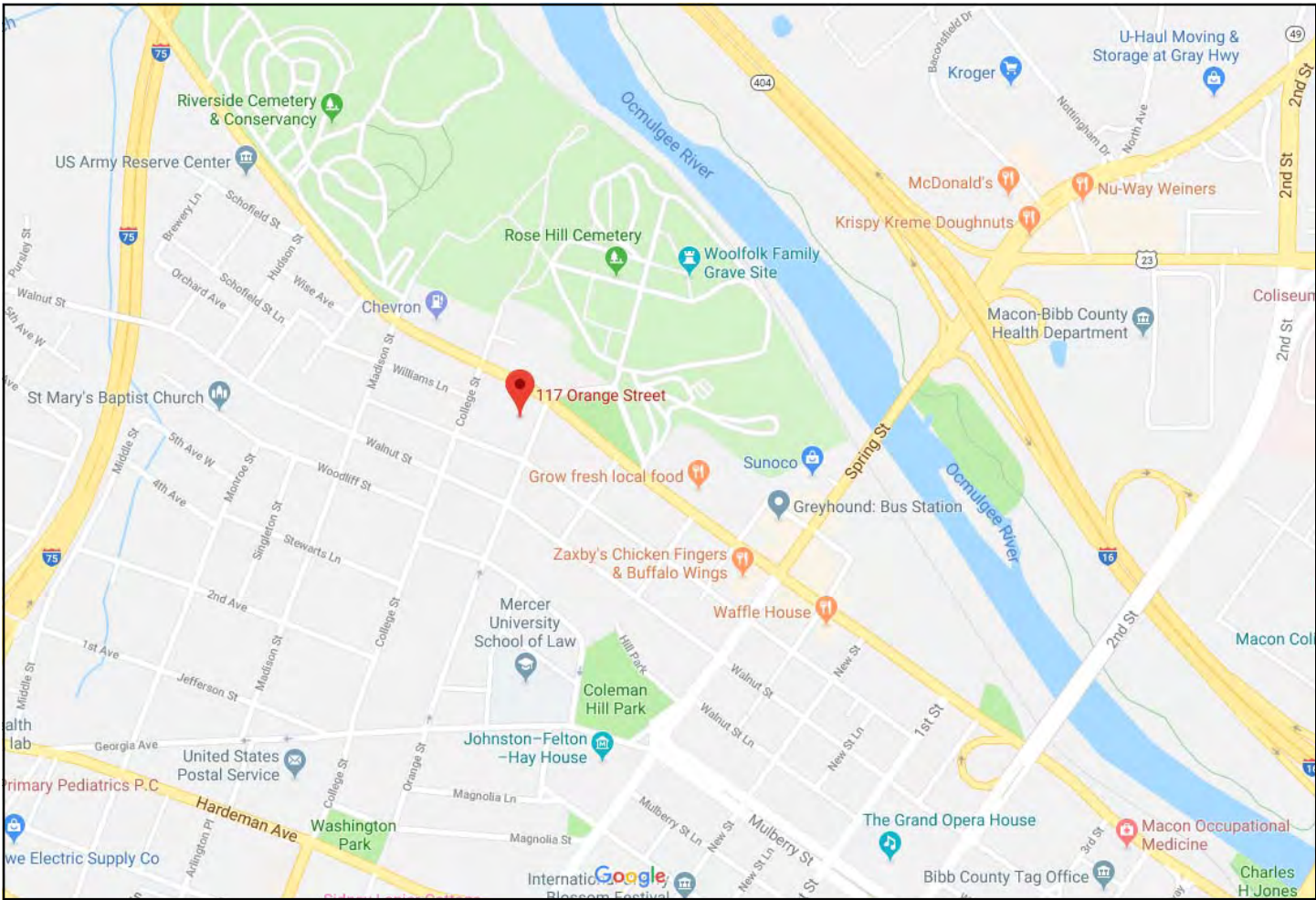








117 Orange Street - Macon, GA 31201 / **LOCATION MAP**





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.

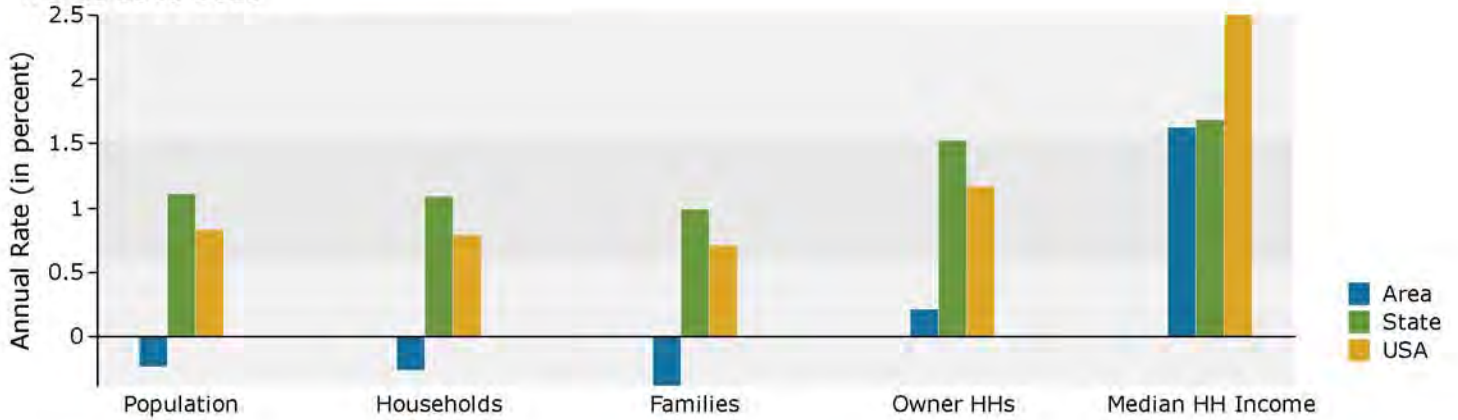


Demographic and Income Profile

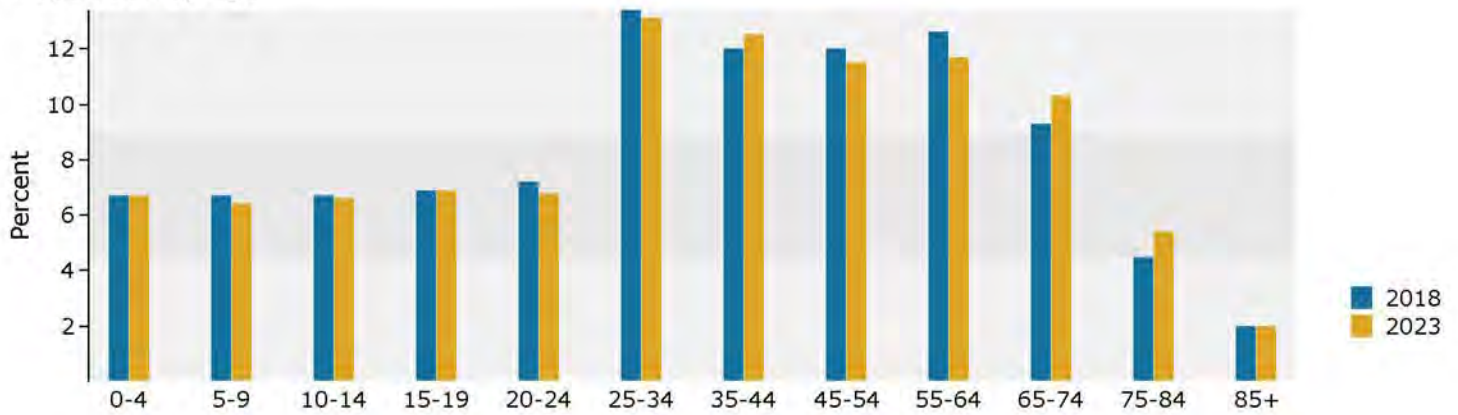
Bibb County, GA
 Bibb County, GA (13021)
 Geography: County

Prepared by Esri

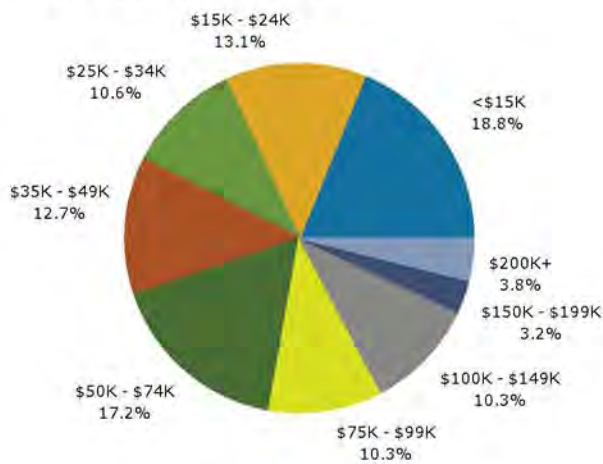
Trends 2018-2023



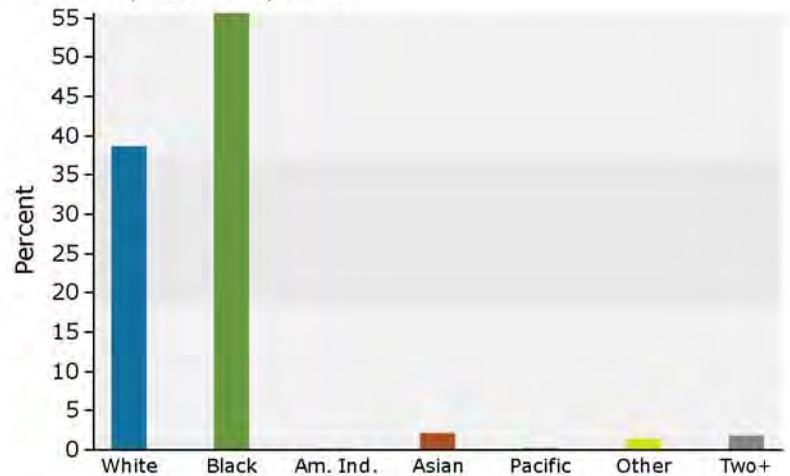
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 3.3%