

FOR SALE RETAIL & COMMERCIAL DEVELOPMENT SITE

847, 855 & 865 Clinton Road
Macon, Bibb County, Georgia 31211

PRICE REDUCED



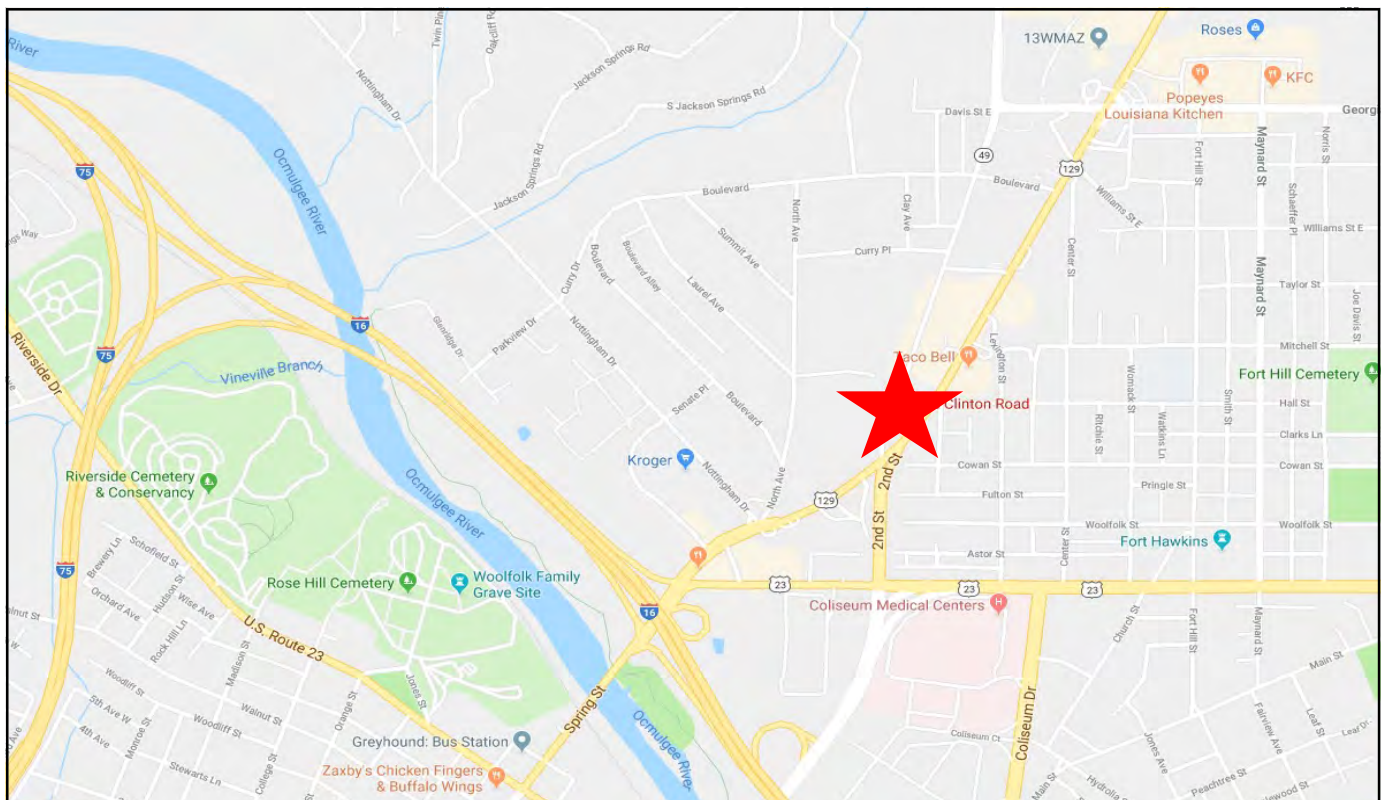
- Located near the signalized intersection of Gray Highway
- .45± Acres - Cleared & Level
- 165'± Frontage on Gray Highway; 150'± frontage on Clinton Road
- Slightly above road grade.
- Zoned C4
- Average Daily Traffic Count: 42,800± vehicles per day on Gray Highway
- All public utilities available to site

REDUCED SALES PRICE: ~~\$295,000~~ \$195,000

FOR MORE DETAILS CONTACT:

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DEMOGRAPHICS - THREE MILE

KEY FACTS

34,973

Population

Average
Household Size

35.4

Median Age

\$31,462

Median Household
Income

BUSINESS



2,424

Total Businesses



33,828

Total Employees

INCOME



\$31,462

Median Household
Income

\$24,122

Per Capita Income



\$13,365

Median Net Worth

EDUCATION

17%

No High
School
Diploma

32%

High School
Graduate

27%

Some College



24%

Bachelor's/Grad/Prof
Degree

EMPLOYMENT



White Collar

59%



Blue Collar

21%



Services

19%

4.3%

Unemployment
Rate

Households By Income

The largest group: <\$15,000 (26.0%)

The smallest group: \$200,000+ (3.0%)

Indicator ▲	Value	Diff	
<\$15,000	26.0%	+10.7%	
\$15,000 - \$24,999	13.0%	+3.5%	
\$25,000 - \$34,999	15.4%	+3.2%	
\$35,000 - \$49,999	11.6%	-2.1%	
\$50,000 - \$74,999	10.9%	-3.8%	
\$75,000 - \$99,999	9.5%	-2.2%	
\$100,000 - \$149,999	7.2%	-5.3%	
\$150,000 - \$199,999	3.4%	-1.9%	
\$200,000+	3.0%	-2.1%	

Bars show deviation from Bibb County

DEMOGRAPHICS - FIVE MILE

KEY FACTS

77,761

Population

Average
Household Size

36.8

Median Age

\$35,822

Median Household
Income

BUSINESS



3,931

Total Businesses



48,224

Total Employees

INCOME



\$35,822

Median Household
Income

\$24,621

Per Capita Income



\$16,667

Median Net Worth

EDUCATION

15%

No High
School
Diploma

34%

High School
Graduate

28%

Some College



22%

Bachelor's/Grad/P
Degree

EMPLOYMENT



White Collar

59%



Blue Collar

23%



Services

18%

5.2%

Unemployment
Rate

Households By Income

The largest group: <\$15,000 (22.5%)

The smallest group: \$150,000 - \$199,999 (3.0%)

Indicator ▲	Value	Diff	
<\$15,000	22.5%	+7.2%	
\$15,000 - \$24,999	12.7%	+3.2%	
\$25,000 - \$34,999	13.8%	+1.6%	
\$35,000 - \$49,999	13.8%	+0.1%	
\$50,000 - \$74,999	13.2%	-1.5%	
\$75,000 - \$99,999	9.5%	-2.2%	
\$100,000 - \$149,999	8.2%	-4.3%	
\$150,000 - \$199,999	3.0%	-2.3%	
\$200,000+	3.2%	-1.9%	

Bars show deviation from — Bibb County