

FOR SALE



EBERHARDT & BARRY

**INVESTMENT OPPORTUNITY**

**855 Shurling Drive  
Macon, Bibb County, Georgia 31211**



- High traffic Retail / Office adjacent to Auto Zone.
- 918± SF Retail / Office Building
- Tenant: R&J Tax - NOI: \$12,241
  - Annual Income: \$14,588
  - 2018 Tax Bill: \$ 1,897
  - 2018 Insurance: \$ 450
- Floor plan consists of wide open area at the entrance with one office, break room, two restrooms, storage room and IT closet.
- .24± Acre Lot
- Built in 1991
- Plenty of parking and has a handicap access ramp on front of the building.

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**SALES PRICE: \$130,000**

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**FOR MORE DETAILS CONTACT:**

Created 11/28/18

**Stephanie Folsom, CCIM - EXCLUSIVE AGENT**  
**stephanie@cbcworldwide.com**  
**Coldwell Banker Commercial Eberhardt & Barry**

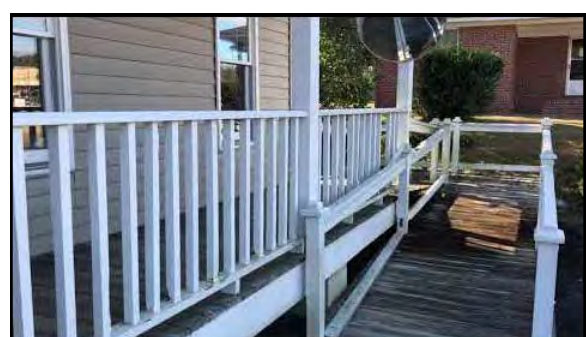
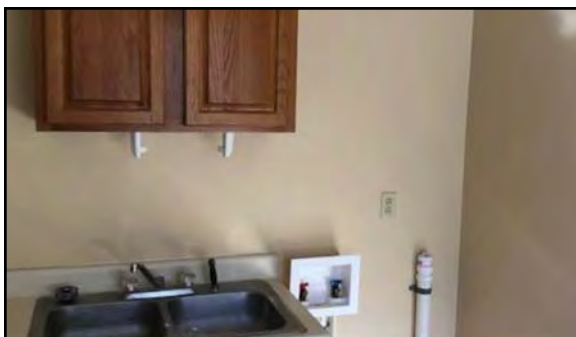
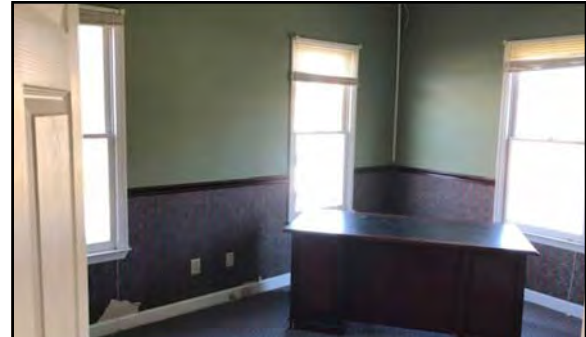
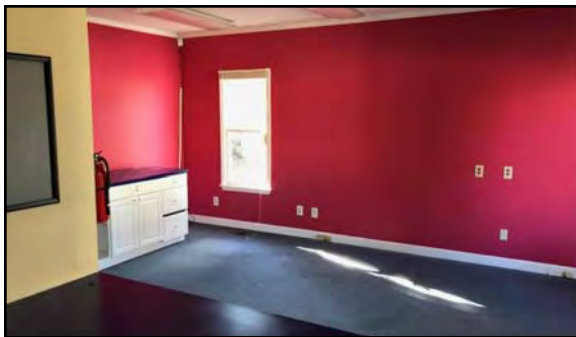
**Main** 478-746-8171 **Toll Free** 800-926-0990  
**Fax** 478-746-1362 **Cell** 478-361-8259

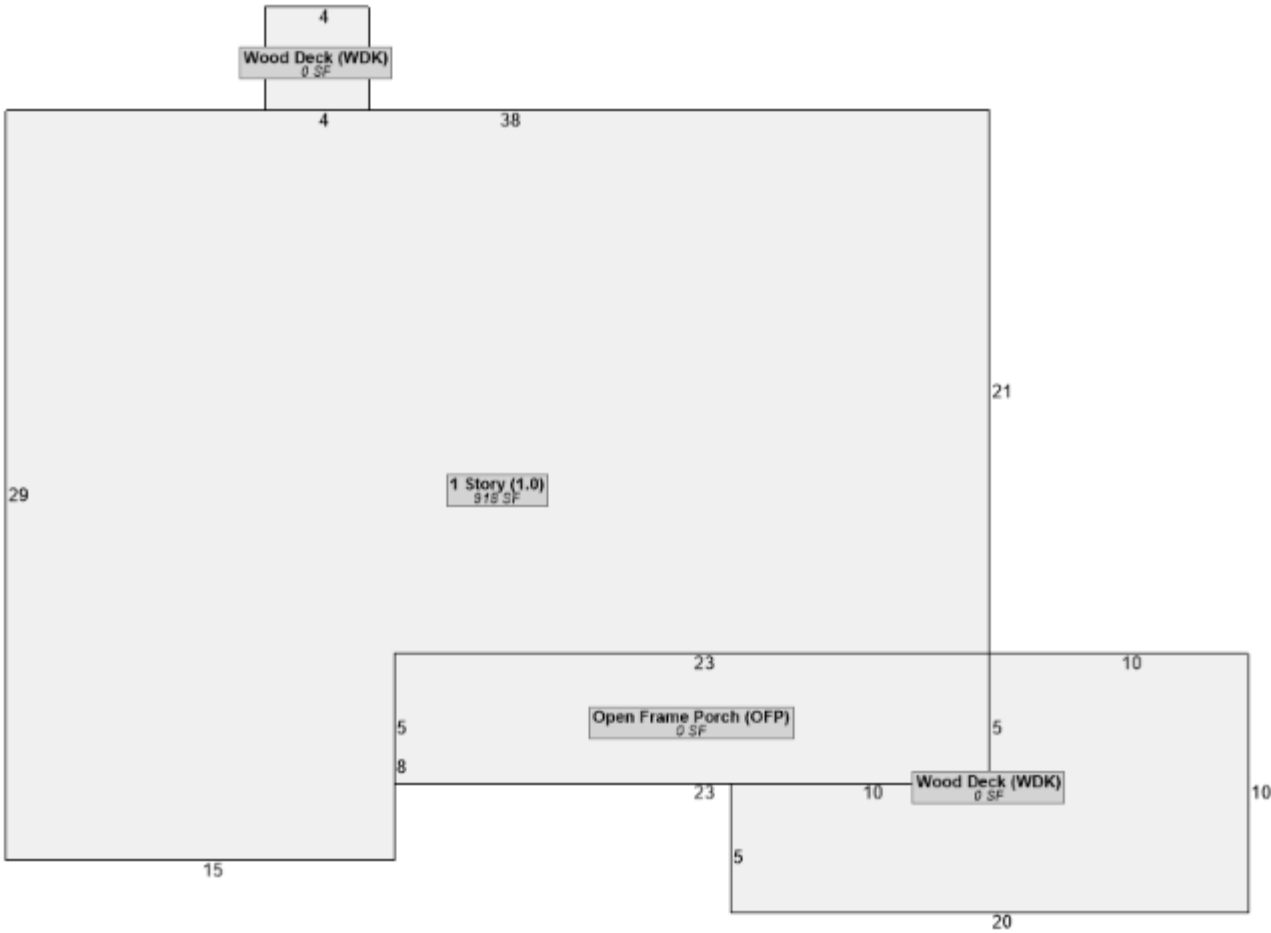
990 Riverside Drive  
Macon, GA 31201



855 Shurling Drive - Macon, GA 31211

PHOTOS



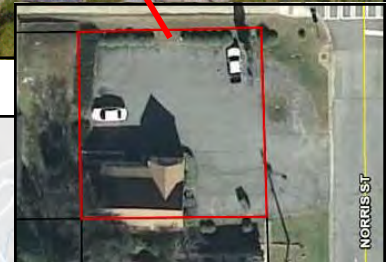
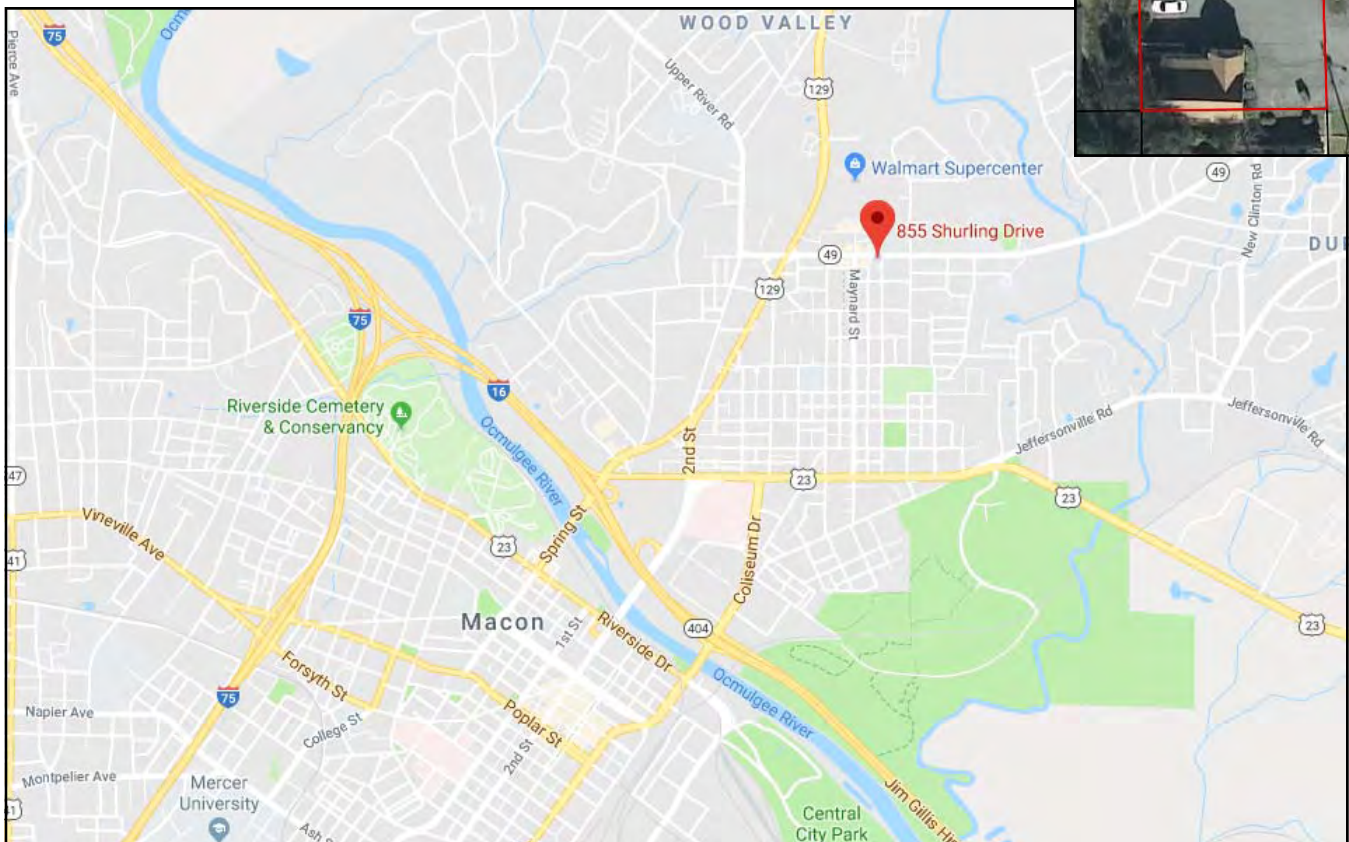
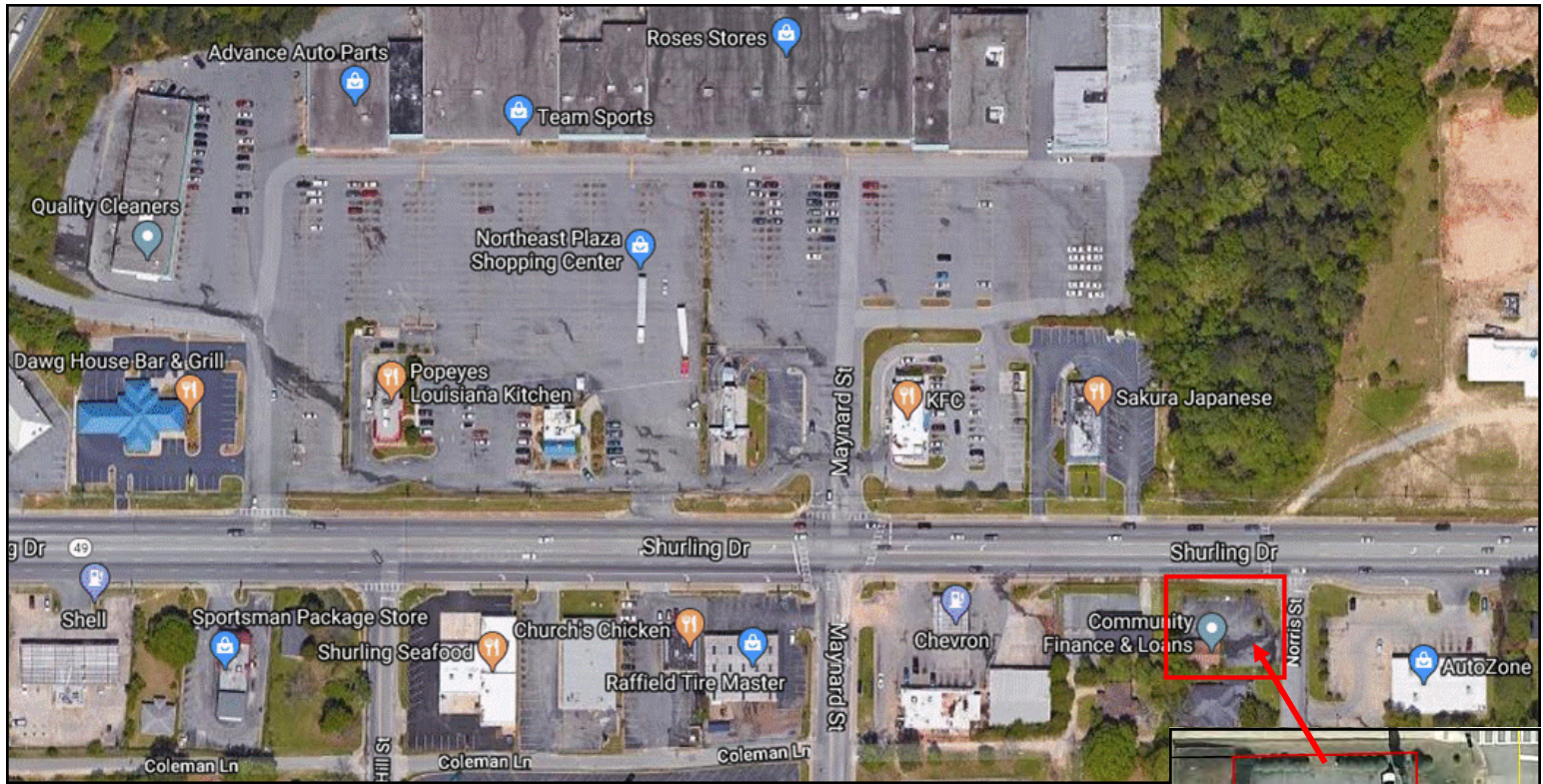






855 Shurling Drive - Macon, GA 31211

MAPS







## 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.

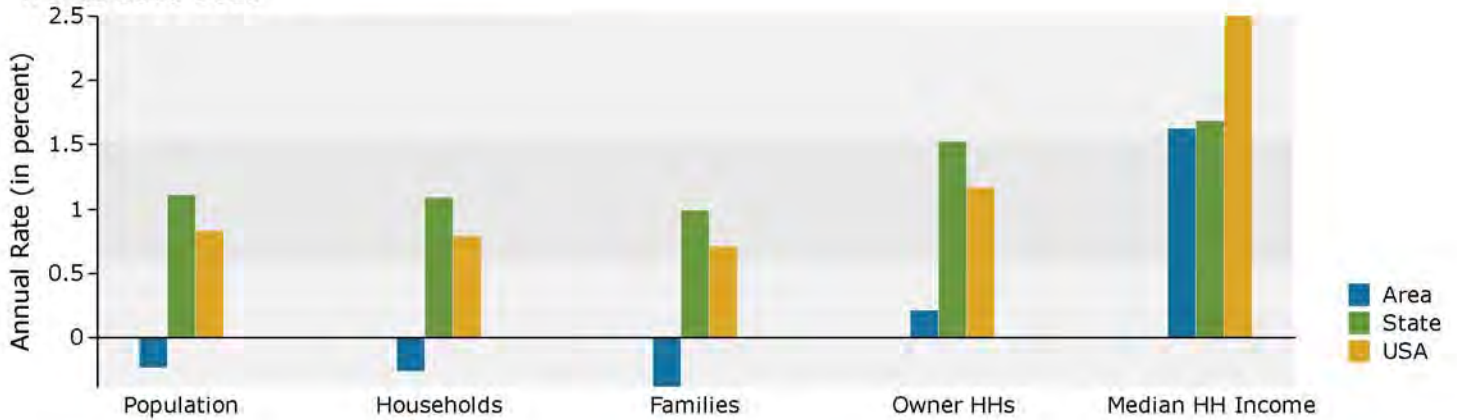


## Demographic and Income Profile

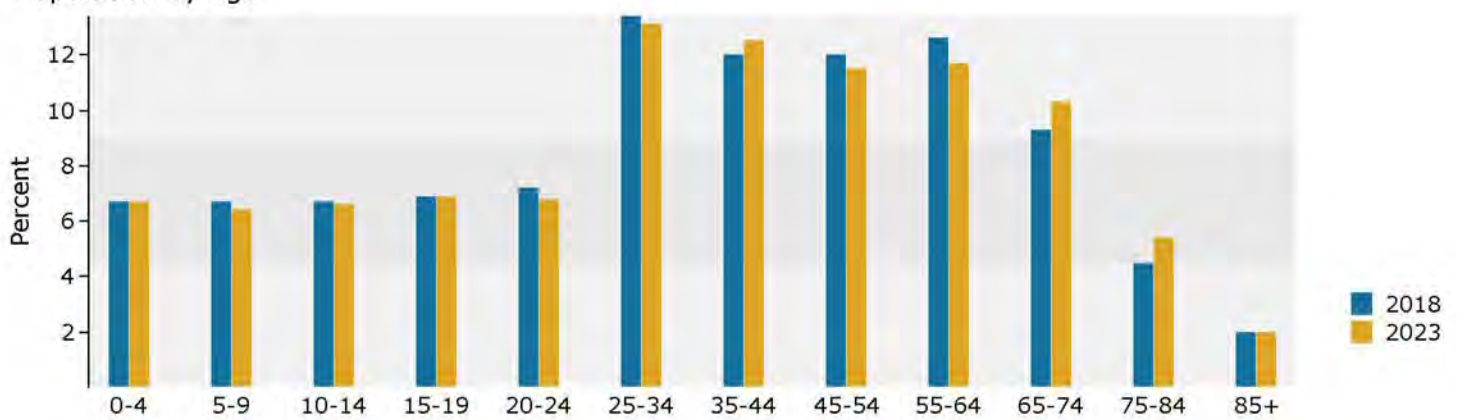
Bibb County, GA  
Bibb County, GA (13021)  
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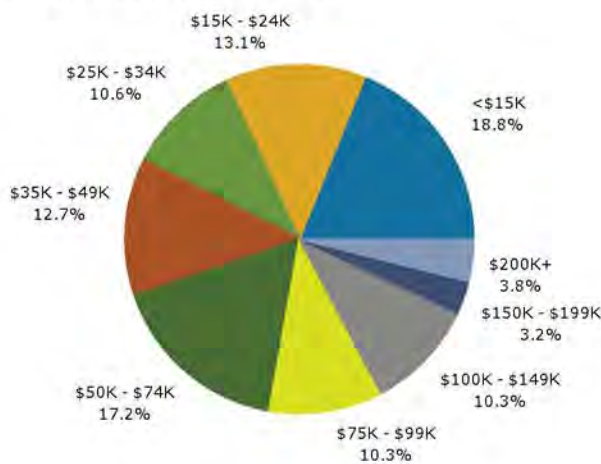
Trends 2018-2023



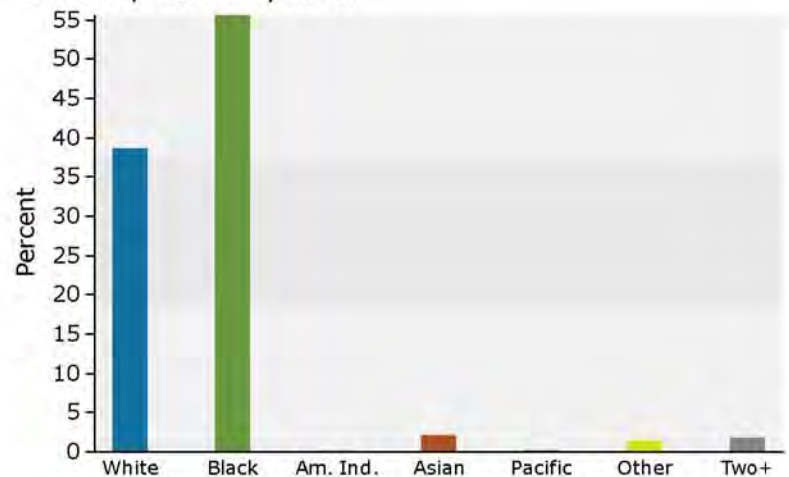
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 3.3%